



£595,000

🔑 TENURE: Freehold

📊 EPC RATING: C

£ COUNCIL TAX BAND: E

Barlaston Stoke-On-Trent

Diamond Ridge Barlaston
Stoke-On-Trent Staffordshire



Like the Koh-I-Noor this stunning, detached property is definitely not a Diamond in the rough it's cut to perfection! Diamonds really are forever and so is this unique fully renovated and extended four double bedroom detached home. The current owners have left no stone unturned and have finished this property, which is situated in the highly regarded Village of Barlaston, to the highest of standards with underfloor heating to the ground floor.

Internally the accommodation comprises of a large hallway with oak and glass staircase, under floor heating, which is throughout the ground floor, guest W.C sitting room, study/snug, open plan lounge and dining room with Bi folding doors large utility room and a stunning and substantial, open plan, family dining kitchen with a large breakfast island and a second set of Bi folding doors. To the first floor there are four double bedrooms, Industrial style En-suite and a large family bath/shower room. Externally there is ample off road parking and a private landscaped rear garden with cut Indian stone patios.

- Stunning & Substantial Detached Residence
- Fully Renovated To A High Standard Throughout
- Outstanding Open Plan Family Dining Kitchen
- 3/4 Reception Rooms & 4 Double Bedrooms
- Luxury Family Bathroom & En-Suite Shower Room
- Highly Desirable Village & Excellent Commuter Links

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Entrance Hall

Being accessed through a composite door, the spacious and light entrance hall includes tiled floor, numerous downlights and an oak staircase with glass balustrade, integrated lighting and seating area beneath leading to the first floor landing.

Guest WC

Having a contemporary style suite including a wash hand basin set into a corian top with vanity unit beneath and black mixer tap and an enclosed dual flush WC. Tiled floor and downlights.

Study 10' 2" x 9' 11" (3.10m x 3.02m)

Offering flexible usage with a double glazed window to the front elevation.

Sitting Room / Snug 9' 5" x 13' 11" (2.87m x 4.25m)

A second reception room offering flexible usage with double glazed window to the front elevation.



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Open Plan Lounge / Dining Area 18' 0" x 14' 0" (5.49m x 4.27m)

A substantial open plan and beautifully presented lounge / dining area having tiled floor, numerous downlights, featuring half sloping roof with two skylight windows and double glazed aluminium bi-folding doors leading out to the patio area and garden beyond. A large opening leads to:

Family / Dining / Kitchen 20' 0" x 18' 8" (6.09m x 5.69m)

A stunning open plan family / dining / kitchen with a substantial breakfast island with quartz top incorporating the sink unit with black and brass coloured industrial style mixer tap. There is a range of matching Shaker style units extending to base and eye level with quartz work surfaces and matching splashback. Range of integrated appliances including a Rangemaster infusion five ring range style cooker with hot plate and double cooker hood over, full height fridge and freezer, dishwasher. Numerous downlights, tiled floor, stunning half sloping ceiling with three large skylight windows, double glazed window to the side elevation and double glazed aluminium bi-folding doors giving views and access to the patio and garden beyond.

Utility Room 6' 9" x 9' 9" (2.06m x 2.98m)

A superb, utility room again having matching Shaker style units which also house the wall mounted gas central heating boiler and underfloor heating controls which covers the ground floor of the property. There is a larder unit with a secret walk-in storage cupboard housing shelving. Fitted work surfaces with an inset stainless steel sink unit with chrome mixer tap and integrated washing machine and dryer. Tiled floor, downlights, double glazed composite door and double glazed window to the side elevation.

First Floor Landing

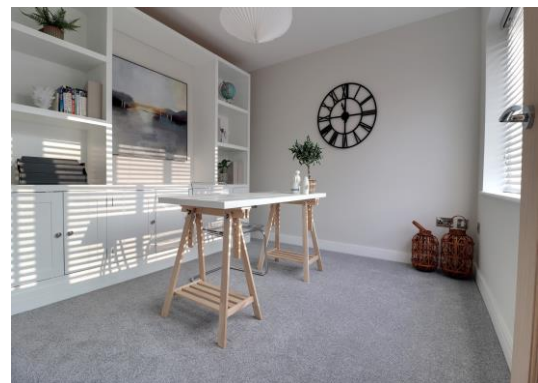
A large, open plan landing area with double glazed window to the front elevation, radiator and numerous downlights.

Bedroom One 20' 9" x 9' 10" (6.32m x 3.00m)

A large main bedroom having a radiator and double glazed window to the rear elevation.

Ensuite Shower Room (Bedroom One) 5' 3" x 8' 6" (1.60m x 2.58m)

A stunning contemporary ensuite shower room in an industrial style which includes a double walk-in shower with industrial style shower screen and mains shower, wash hand basin set within a quartz top with vanity unit and storage unit beneath and a WC with an enclosed cistern. Stone effect splashback, downlights and double glazed window to the rear elevation.





Bedroom Two 9' 11" x 14' 0" (3.02m x 4.26m)

A second double bedroom having a radiator and double glazed window to the front elevation.

Bedroom Three 8' 7" x 13' 11" (2.62m x 4.24m)

A third double bedroom having a radiator and double glazed window to the rear elevation.

Bedroom Four 11' 7" x 9' 10" (3.54m x 2.99m)

A fourth double bedroom having a radiator and double glazed window to the front elevation.

Family Bathroom 9' 2" x 8' 7" (2.80m x 2.61m)

A large, modern family bath/shower room which includes a curved bath with a mixer tap, large walk-in double shower cubicle with glazed shower screen and mains shower, wash hand basin with gold coloured mixer tap and vanity unit beneath and a WC with an enclosed cistern. Splashback tiling, gold coloured towel radiator, numerous downlights and double glazed window to the side elevation.



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Outside - Front

The property is approached over a block edged tarmac driveway which provides parking for numerous vehicles with gated side access leading to the rear garden. In addition, the property also has an EV charging point.

Outside - Rear

The private, landscaped rear garden includes a large cut Indian stone patio overlooking the remainder of the garden being mainly laid to lawn with a further cut Indian stone patio. In addition, to the side of the property is a large storage shed which has power, lighting and double doors to both the front and rear elevations.



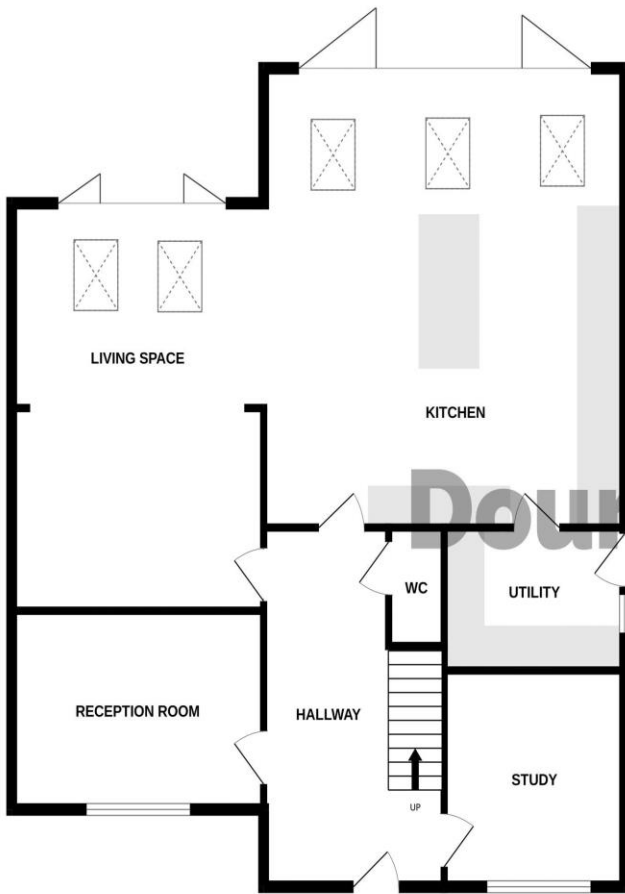
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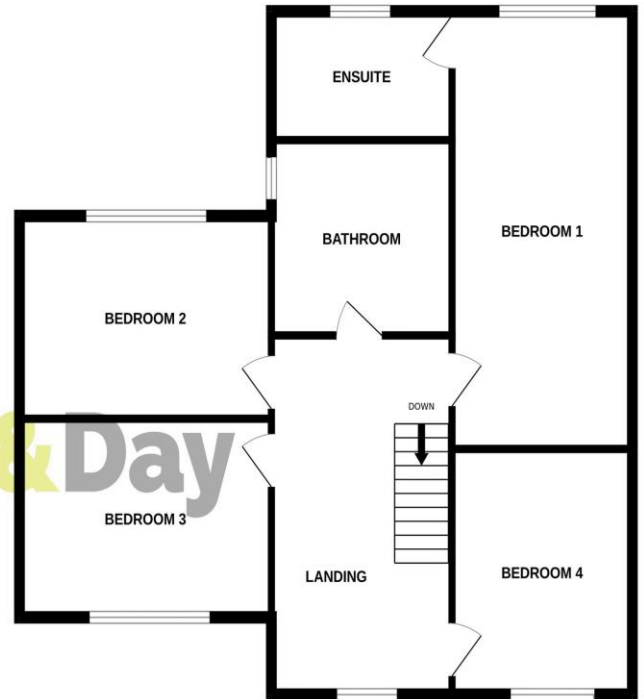
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GROUND FLOOR



1ST FLOOR



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