



£449,995

🔑 TENURE: **Freehold**

📊 EPC RATING: **B**

💰 COUNCIL TAX BAND: **F**

## Barlaston Stoke-On-Trent

Aurora Gardens Barlaston  
Stoke-On-Trent Staffordshire

🛏️ **4**    🚿 **2**    🛋️ **0**

***A property fit for a princess but don't sleep in too long or you will miss this beauty. Located on a lovely modern estate in the very popular village of Barlaston with accommodation ideal for a family!***

Step inside where you'll find entrance hall, guest WC, bay fronted lounge, separate bay fronted study and utility. it is however the large open plan dining kitchen which offers three distinct areas including kitchen, dining area and family area. Upstairs there are four bedrooms with each having built in wardrobes, En-suite shower room and family bathroom. Outside, there is a small front garden, driveway to the side, garage and enclosed rear garden with porcelain tiled patio. This is a well presented home both inside and out, so you won't be disappointed.

- Modern & Well Presented Detached House
- Two Reception Rooms
- Large dining Kitchen & Separate Utility
- Guest WC, En-Suite & Family Bathroom
- Gardens To The Front & Rear & Garage
- Lovely Development In Popular Barlaston

You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

hello@dourishandday.co.uk



### Entrance Hallway

Accessed through a double glazed composite front entrance door with corner cupboard, stairs to the first floor with store cupboard below, and radiator.

### Guest WC

Fitted with a low level WC and pedestal wash basin. Part tiling to the walls and radiator.

### Lounge 15' 0" x 11' 11" (4.58m x 3.64m)

A generous sized reception room with radiator, double glazed bay window to the front and double glazed window to the side.

### Study 7' 5" x 8' 10" (2.26m x 2.7m)

Radiator and double glazed bay window to the front.

### Kitchen/Diner/Family Room 8' 4" x 28' 5" (2.54m x 8.65m)

A large hub of the home which comprises of three areas, the kitchen, dining area and family area. To the kitchen is a range of base and wall units with granite work surfaces to three sides incorporating an etched drainer to the one and a half bowl stainless steel sink. Integral appliances include five burner gas hob with cooker hood over, integrated double oven, microwave, dishwasher and upright fridge and freezer. There are double glazed windows to the rear in both the kitchen area and family area whilst to the dining section, the room extends out with double glazed windows and French doors to the rear garden.



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**Utility** 5' 8" x 5' 6" (1.72m x 1.67m)

Having base and wall units, granite work surface with spaces below for a washer and dryer. Gas central heating boiler and double glazed door to the side.

**Landing**

Loft access, airing cupboard and radiator.

**Bedroom One** 10' 9" x 11' 9" (3.28m x 3.57m)

A generous sized bedroom which has a built in wardrobes, radiator and double glazed windows to the front and side.

**Bedroom Two** 10' 8" x 12' 2" (3.25m x 3.72m)

A further generous sized bedroom which has a built in wardrobes, radiator and double glazed windows to the front.

**Bedroom Three** 10' 2" x 9' 0" (3.1m x 2.75m)

A further generous sized bedroom which has a built in wardrobes, radiator and double glazed windows to the rear.

**Bedroom Four** 8' 11" x 10' 8" (2.71m x 3.26m)

Another generous sized bedroom which has a built in wardrobes, radiator and double glazed windows to the rear.

**Bedroom One En-Suite Shower Room** 7' 1" x 5' 11" (2.15m x 1.81m)

Fitted with a tiled shower cubicle, pedestal wash basin and low level WC. Half height tiling to the walls, heated towel rail and double glazed window to the front.

**Family Bathroom** 5' 6" x 6' 11" (1.68m x 2.1m)

Fitted with panel bath with mixer tap and mains fed shower over, pedestal wash basin with mixer tap and low level WC. Half height tiling to the walls which extends to the ceiling above the bath area. Radiator and double glazed window to the rear.

**Outside Front**

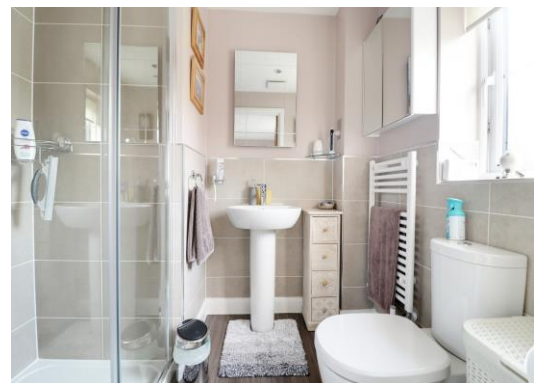
The home has a lawned front garden and well stocked flower bed. There is a block paved path to the front entrance door and block paved driveway to the side.

**Garage** 17' 9" x 9' 0" (5.42m x 2.75m)

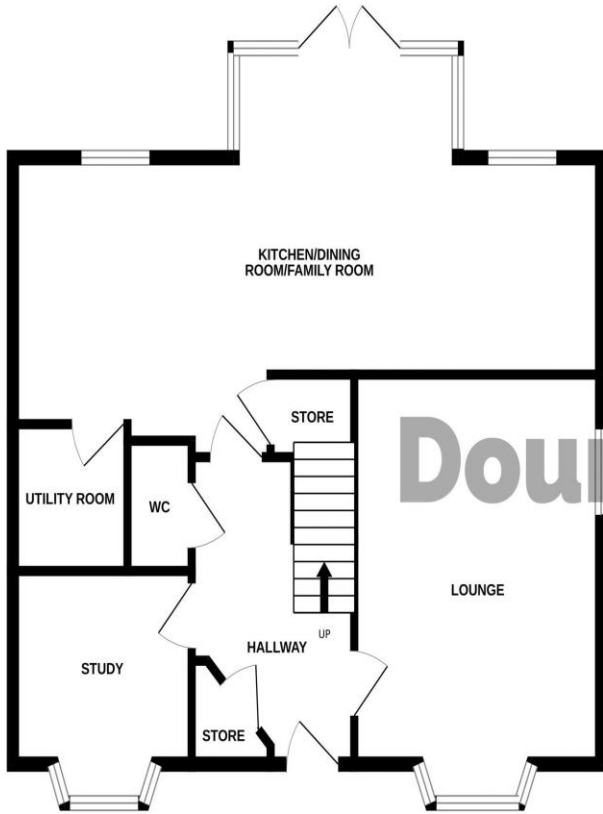
Having up and over door to the front and pedestrian door to the side onto the rear garden.

**Outside Rear**

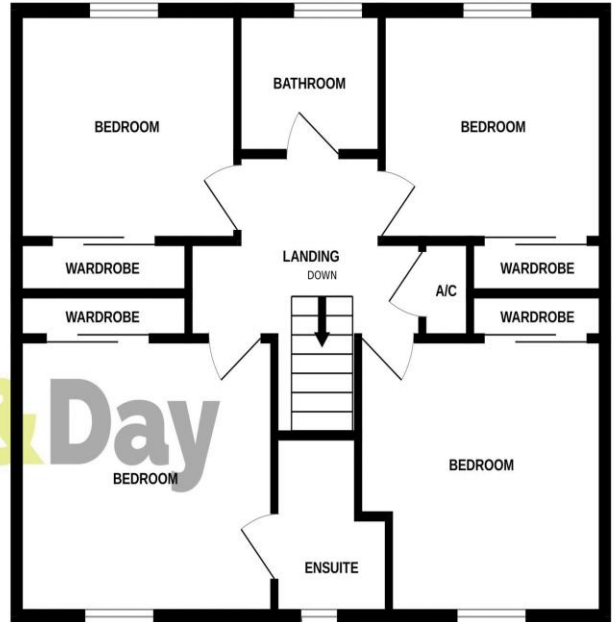
There is a porcelain tiled patio which extends to provide a pathway to a further sun terrace with pergola over. Gate to the side.



GROUND FLOOR



1ST FLOOR



Dourish&Day

Energy Efficiency Rating		Current	Potential
Energy efficient - lower running costs			
(91-100)	A		93
(81-90)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(15-38)	F		
(1-14)	G		
EU energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc.az.gov.uk			

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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