



£310,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: A

## Barlaston Stoke-On-Trent

Green Close Barlaston  
Stoke-On-Trent Staffordshire



**Take a look at this substantially extended and much improved 5 bedroom semi detached family sized property, situated in the highly desirable Village of Barlaston.**

Internally this deceptively spacious home comprises of an entrance hallway, good sized lounge, sitting room/ground floor bedroom with shower cubicle, open plan dining kitchen, large double glazed conservatory, utility room and guest W.C. To the first floor there are a further four bedrooms and family bathroom, to the second floor there is a large loft room with window, power and lighting. Externally the property has a secure driveway and a well stocked, landscaped rear garden with workshop/shed and summer house. Please note this property is of non standard construction, please speak with our office for more information.

- Substantial Five Bed Semi Detached House
- Living Room & Open Plan Dining Kitchen
- Sitting Room/Ground Floor Bedroom With Shower
- Large Conservatory, Guest W.C & Utility
- Driveway, Rear Garden & Summer House
- Desirable Village Close To Amenities

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## Entrance Hallway

A spacious entrance hallway accessed through a double glazed entrance door to the front elevation and having stairs off, rising to the first floor landing & accommodation with a useful understairs storage cupboard, ceramic tiled flooring, feature dado rail & ceiling coving, and a radiator.

## Living Room 20' 1" x 13' 5" (6.11m x 4.09m) measured into window recess

A substantial & beautifully presented reception room which is accessed through a glazed internal door from the entrance hallway and featuring a walk-in bay window & large timber contemporary styled fire surround with Art Nouveau style cast-iron ceramic tiled inset on a black tiled hearth housing a coal effect living flame electric fire. The room also features ceiling coving, and benefits from having a radiator and a double glazed bay window to the front elevation.

## Open-Plan Kitchen 8' 11" x 9' 9" (2.72m x 2.98m)

Fitted with a matching range of wall, base & drawer units with fitted work surfaces over incorporating an inset double bowl stainless steel sink & drainer with mixer tap over and glazed display cabinets with discreet under-cupboard lighting. Appliances include a fitted 4-ring gas hob with extractor over, integrated eye-level double oven/grill, integrated refrigerator & integrated dishwasher. There is a



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useful walk-in storage cupboard off, ceramic splashback tiling to the wall surface areas, ceramic tiled flooring, inset ceiling downlighting throughout, glazed internal door to utility & side-entry. A further internal door leads into the dining room.

## **Dining Room** 12' 0" x 8' 9" (3.67m x 2.66m)

Having ceramic tiled flooring, feature ceiling coving and benefitting from having a radiator and a double glazed window to the side elevation. There is a further internal door leading into a second sitting room currently utilised as a ground floor bedroom.

## **Utility Room/Side-Entry** 21' 10" x 5' 6" (6.65m x 1.67m)

Fitted with a range of wall, base & drawer units with fitted work surface over incorporating an inset sink/drainage with mixer tap over, with space & plumbing for appliances. The room also benefits from having ceramic splashback tiling to the wall surfaces, ceramic tiled flooring, space etc. accommodate a freestanding American style fridge/freezer, and a double glazed window & door with dog entry point to the rear elevation. There is a radiator and opening to the side-entry with a double glazed composite door to the front elevation, a built-in cloaks/storage cupboard, ceramic tiled flooring and latched door to the guest WC.

## **Guest WC**

Fitted with a low-level WC & wash hand basin set into top with mixer tap over & storage beneath. There is ceramic tiled flooring, ceramic tiling to the wall surfaces and a double glazed window to the side elevation.

## **Conservatory** 9' 0" x 17' 11" (2.74m x 5.46m)

A substantial double glazed conservatory overlooking the private rear garden, having ceramic tiled flooring, two radiators, lighting & glazed double doors leading out to the rear garden.

## **Sitting Room (Bedroom One)** 15' 1" x 10' 4" (4.60m x 3.14m) measured upto fitted wardrobes

A spacious double bedroom with flexible usage, currently being utilised as a bedroom and having modern fitted contemporary style wall-to-wall ceiling height wardrobes, feature ceiling coving, a radiator, and a double glazed door to the conservatory & wood panel door to a shower cupboard which is fitted with a ceramic tiled shower cubicle housing an electric shower.

## **First Floor Landing**

Having a built-in cupboard with shelving, a double glazed window to the side elevation, radiator, shelving built into recess, stairs off to the second floor landing and internal doors off to bedrooms & bathroom.

## **Bedroom Two** 12' 3" x 12' 6" (3.74m x 3.80m) maximum length width, into recess

Having radiator, feature ceiling coving, a double glazed window to the front elevation and further internal door leading into the En-suite.







### En-suite (Bedroom Two)

Fitted with a suite comprising of a low-level WC and a wash hand basin set into top with mixer tap over & storage beneath. There is ceramic tiling to the wall surfaces, ceramic tiled flooring, a radiator and a double glazed window to the side elevation.

### Bedroom Three 11' 11" x 11' 1" (3.62m x 3.37m)

A good sized double bedroom featuring fitted double height double wardrobes with matching dresser & feature coving. There is a radiator and a double glazed window to the front elevation.

### Bedroom Four 10' 6" x 7' 2" (3.19m x 2.18m)

Having feature ceiling coving, a radiator and a double glazed window to the rear elevation.

### Bedroom Five 8' 10" max x 9' 3" max (2.70m x 2.82m)

Having a double glazed window to the front elevation, cabin bed with storage under and radiator.



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## **Bathroom** 9' 0" x 7' 0" (2.74m x 2.13m)

Fitted with a suite comprising of a corner panelled bath with traditional style mixer tap with shower attachment, a corner ceramic tiled shower cubicle housing an electric shower, an oval shaped wash hand basin set into top with mixer tap over & storage beneath and a low level WC. The bathroom also benefits from having a towel radiator, ceramic tiling to the wall surfaces, ceramic tiled flooring, feature inset ceiling downlighting with coving throughout and a double glazed window to the side elevation.



## **Second Floor Landing**

Having an internal door off, leading into a spacious loft space with further door to the loft room.

## **Loft/Hobby Room** 14' 1" x 9' 11" (4.29m x 3.02m) Restricted height

Featuring additional eaves storage and a double glazed window to the side elevation.



## **Externally**

The gardens are laid mainly to lawn with paved seating areas and well stocked & established borders, doors leading to a covered entertaining/seating area.

## **Covered Seating Area** 8' 4" x 15' 10" (2.55m x 4.83m)

Having power, lighting, door to workshop, garden store and double doors leading to a summerhouse.

## **Summerhouse** 11' 7" x 7' 6" (3.52m x 2.29m)

A room with flexible usage; would be ideal for somebody who works from home, having fitted bench seating, wood effect flooring, power & lighting.



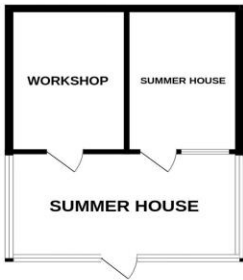
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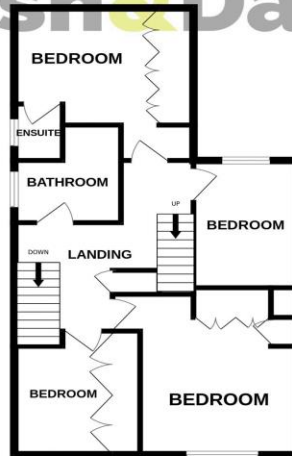
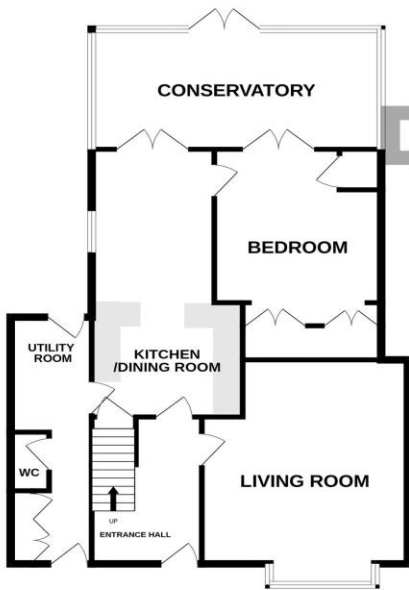




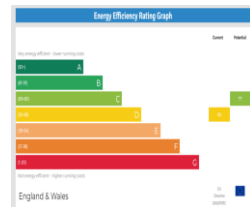
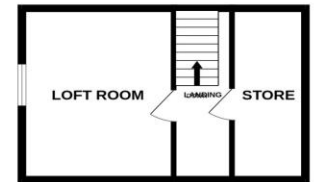
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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