



11 Diamond Ridge, Barlaston, Stoke-On-Trent, ST12 9DS

Guide price £425,000

CALL US TO ARRANGE A VIEWING 9AM UNTIL 9PM 7 DAYS A WEEK !

GUIDE PRICE OF £425,000 TO £450,000

"Discover the perfect blend of comfort and convenience with this two-bedroom detached bungalow, where an ideal location meets stunning open views to the rear, generous gardens, off-road parking, a garage, and well-proportioned accommodation. Why settle for less when you can embrace a lifestyle of tranquility and space ?"

#bungalow#openviews#greatlocation

Roche House Farm, Thorncliffe Road, Leek, Staffordshire, ST13 7LW

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Denise White Agent Comments



Denise White Bespoke Estate Agents are pleased to present this detached two-bedroom bungalow located in one of the most desirable residential streets in the area, within the sought-after 'bungalow locations' on the edge of Barlaston village. This property backs onto open fields, offering extensive views to the rear.

The accommodation is spacious and well-proportioned, featuring a welcoming hallway, a large sitting room that connects to a UPVC conservatory, a modern and well-equipped breakfast kitchen, a utility room, two bedrooms (one with an en-suite shower room), and a modern bathroom.

The bungalow is in good order throughout, equipped with gas central heating and UPVC double-glazed windows. Additional amenities include a single garage and a carport, along with a generously sized, well-maintained garden that provides stunning open views to the rear. This property is expected to attract actively retired individuals as well as small families seeking a comfortable and convenient lifestyle.

Location



This location offers a peaceful residential environment, while still being conveniently close to essential amenities. Barlaston has a selection of local shops, cafes, and pubs, providing residents with everyday conveniences. The nearby town of Stone is just a short drive away, offering additional shopping and dining options.

Barlaston is also well-known for its cultural attractions, including the renowned Wedgwood Museum and the beautiful gardens that surround it. The area is rich in history and offers a range of walking and cycling paths ideal for exploring the stunning landscapes.

For those who commute, the location benefits from good transport links, with easy access to major road networks and the M6 motorway, facilitating travel to nearby cities like Stafford and Stoke-on-Trent. Overall, Barlaston is an appealing location that combines a serene village atmosphere with accessibility to urban conveniences and natural beauty.

Entrance Hallway

Fitted carpet. Access to accommodation. Wall mounted radiator. Ceiling light.

Kitchen

15'2" x 11'1" max (4.64 x 3.40 max)



A spacious kitchen with space for ample space for a dining table. The kitchen has a range of wall and base cabinets with oak doors and coordinating granite style work surfaces with inset sink unit. Integrated appliances comprise: FRANKE stainless steel sink unit, gas hob with matching extractor hood, eye level HOTPOINT electric double oven, plumbing for washing machine and midi size dish washer. Radiator. Access hatch to loft space. Space for fridge freezer. uPVC double glazed windows. Ceiling light. Door leading outside.

Utility

6'4" x 5'11" (1.94 x 1.81)

A small separate utility, door from the hall adjacent to the kitchen. Tiled flooring. Plumbing for washing machine. Wall mounted radiator. Wall units. UPVC double glazed windows. Ceiling light.

Living Room

19'11" x 12'7" max (6.09 x 3.86 max)



A spacious sitting room which is to the rear of the bungalow with French doors opening through to the conservatory. Chimney breast with a period style surround, marble inset and hearth and living flame gas fire. Radiator. Fitted carpet, ceiling light and wall lights.

Conservatory

15'4" x 9'5" max (4.69 x 2.88 max)



A large garden room / conservatory built on a brick base with UPVC double glazed windows and roof panels and French doors opening to the rear garden patio area. A lovely room overlooking fields to the rear. Wooden style flooring. Wall mounted radiator. Ceiling fan light.

Bathroom

7'3" x 8'7" (2.23 x 2.62)



A modern bathroom suite which comprises; WC. Bath with shower attachment over. Heated towel rail. Shower cubicle with rain style shower. Wash hand basin. Obscured UPVC double glazed window . Ceiling light.

Bedroom One

13'4" x 11'10" max (4.08 x 3.62 max)



A double bedroom. Fitted carpet. Wall mounted radiator. Built in bedroom furniture including wardrobes. Built in storage units. UPVC double glazed window to the rear aspect. Ceiling light.

Bedroom Two

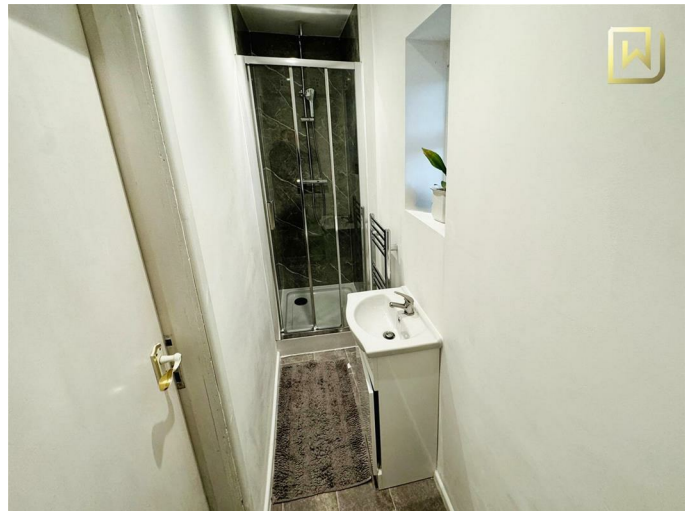
11'3" x 9'10" max (3.44 x 3.01 max)



A double bedroom. Fitted carpet. Wall mounted radiator. UPVC double glazed window to the front aspect. Ceiling light. Access into En-Suite.

En Suite

9'7" x 3'4" max (2.93 x 1.03 max)



Tiled flooring. WC. Heated towel rail. Wash hand basin. Rain style shower. Obscured double glazed window. Inset Spotlights.

Outside



The property features a block-paved driveway capable of accommodating two to three vehicles, leading to a spacious single garage measuring 5.86 x 3.18 meters, equipped with twin wooden doors. The garage offers loft storage, as well as electrical power and lighting. A modern, wall-mounted Baxi gas central heating boiler is also installed. The mature gardens, located at both the front and rear, primarily consist of lawn areas complemented by established trees, shrubs, and flower beds. Additionally, there is a paved patio area that provides stunning open views towards the hills of Tittensor Chase and Trentham in the distance.

Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Stafford Band E

Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

About Your Agent



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings. Please do get in touch with us if you need any help or advise.

We Won!!!



Local Estate Agent Wins Prestigious British Gold Award for Customer Service

Denise White Bespoke Estate Agents has been honored with the esteemed Gold Award 2024 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette,

responsiveness to emails, promptness in returning missed calls, and, crucially, their expertise in the local marketing area.

The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

Property To Sell or To Let ?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

You Will Need A Solicitor!

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

Do You Need A Mortgage Advisor?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

Floor Plan



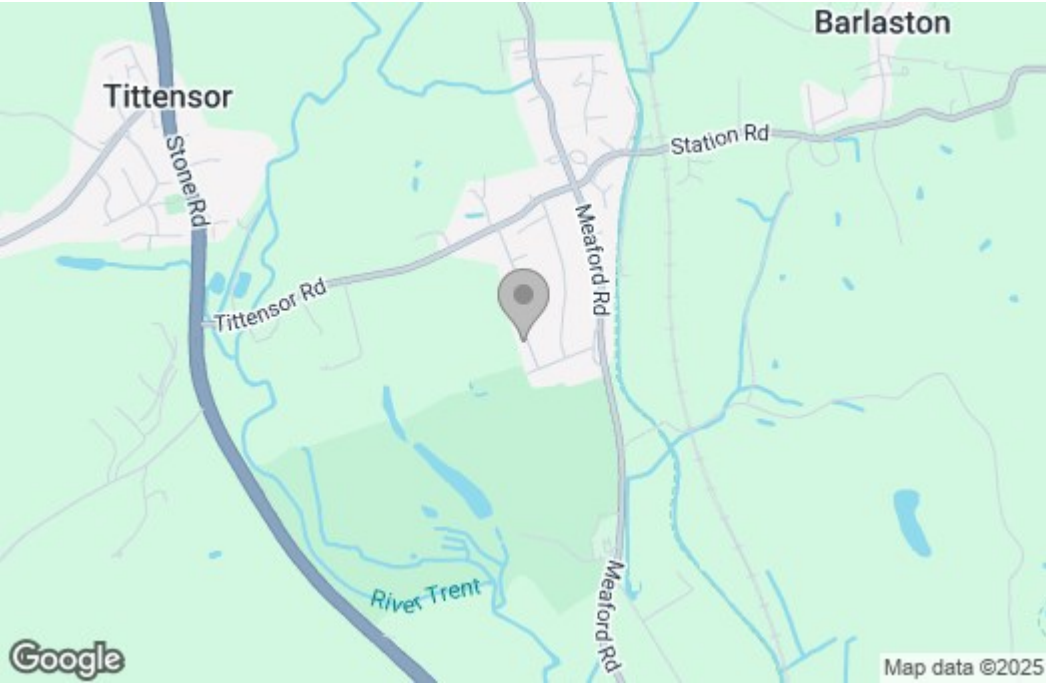
Floor Plan
Floor area 115.9 m² (1,248 sq.ft.)

TOTAL: 115.9 m² (1,248 sq.ft.)

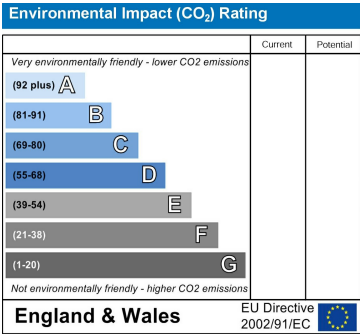
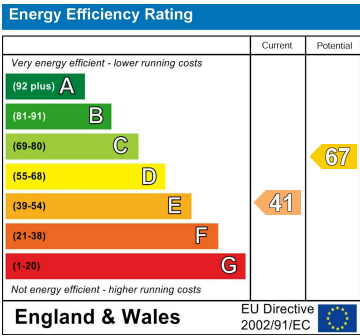
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Area Map



Energy Efficiency Graph



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