



38, Diamond Ridge, Barlaston, Stoke-On-Trent, ST12 9DT



**Asking Price £625,000**

A detached family house occupying an exceptionally large plot in one of Barlaston's most popular and sought after residential locales. This is a perfect opportunity to acquire a 'turn-key' property in this hugely popular road on the western edge of the village with all amenities on your doorstep. The house is immaculately presented and presented to the highest of standards throughout, and benefits from a modern heating system with efficient combi boiler and modern upvc double glazing throughout. Step outside and you will discover arguably one of the largest plots on Diamond Ridge enjoying gardens to three sides. Lots of space for outdoor living and parking for a number of cars combined with a detached 2 car garage. When the land was originally purchased it was bought as a 'double plot' and hence there may be a potential building plot within the garden, although no enquiries have been made to the planning department in respect of this.



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<https://www.tgprop.co.uk>



#### Enclosed Porch

Fully enclosed porch with upvc outer door and full height windows to the front and side of the house. Ceramic tiled floor.

#### Entrance Hall

Spacious reception area with turned staircase to the first gallery landing, cloaks cupboard. Porthole window to the front of the house. Radiator.

#### Cloakroom & WC

With modern white suite featuring: WC and hand basin. Ceramic wall tiling to full height. Radiator.

#### Lounge

A spacious dual aspect living room which has a bay window to the front of the house and wide French doors to the rear opening to the garden terrace. period style fireplace and hearth with living flame gas fire. TV aerial connection. Two radiators. Double doors lead through to....

#### Dining Room

A generous entertaining room with tall rear facing window overlooking the garden and door through to the kitchen. Wood effect flooring. Radiator.

#### Breakfast Kitchen

The kitchen features an extensive range of wall & base cupboards with wooden cabinet doors and coordinating work surfaces with inset sink unit, breakfast bar seating 2. Fitted appliances comprise: ceramic electric hob with extractor over and built-under electric oven, fully integrated fridge / freezer and plumbing for dish washer. Wall mounted 'Worcester' gas fired central heating boiler. The kitchen has a rear facing window with garden views.

Adjoining utility area with fitted base cabinet and work surface, plumbing for washing machine and space for a dryer. Front facing window and upvc outer door.

#### Gallery Landing

A bright and spacious gallery landing with full height window to the front of the house. Radiator.

#### Bedroom 1

Double bedroom with window to the rear of the house. Radiator.

#### Bedroom 2

Double bedroom with window to the rear of the house. Radiator.

#### Bedroom 3

Window to the front of the house and fitted wardrobes to one wall. Radiator

#### Bedroom 4

Window to the rear of the house. Radiator.

#### Bathroom

A smart & stylish bathroom with white suite comprising; bath with glass shower screen and thermostatic shower over, wall mounted sink and WC. Ceramic tiled floor and wall tiling to full height. Chrome heated towel radiator. Linen cupboard and access hatch to loft space. Window to the side of the house.

#### Outside

The house occupies one of the larger plots on Diamond Ridge with gardens to the front, side and rear. The garden is mainly lawn with mature borders formed by a variety of trees, shrubs and flower beds. Paved patio area to the side and rear giving plenty of opportunity for outdoor living and lots of space for outdoor storage. Gravel driveway with parking for a number of cars leading to a detached brick built double garage.

When the land was first purchased it was bought as a double plot and hence there is possibility the garden could be split to form a residential in-fill building plot. Note no enquiries have been made to the planning authority in respect of this.

#### General Information

Services: Mains gas, water, electricity & drainage. Gas central heating.

#### Council Tax Band E

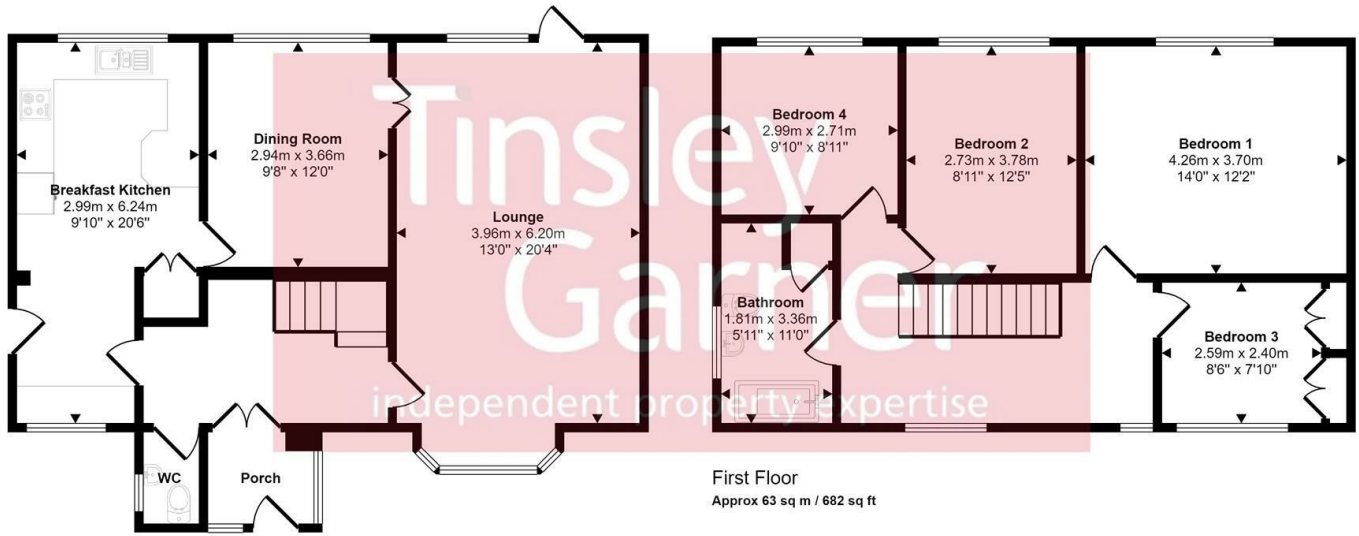
#### Tenure; Freehold

#### Viewing by appointment

For sale by private treaty, subject to contract.  
Vacant possession on completion.



Approx Gross Internal Area  
133 sq m / 1428 sq ft



First Floor  
Approx 63 sq m / 682 sq ft

Ground Floor  
Approx 69 sq m / 746 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		63	78
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		55	69
England & Wales		EU Directive 2002/91/EC	