



56, Longton Road, Barlaston, Stoke-On-Trent, ST12 9AJ



**Asking Price £625,000**

A recently built & immaculately presented bespoke detached family home. Set in a prime position with arguably one of the best open aspect views in Barlaston village. Offering a high specification modern layout with flexible accommodation comprising: reception hallway, superb open plan living space with dining area and kitchen, separate utility, ground floor bedroom and bathroom. To the first floor there is a large landing with ample space as a study, master suite with bedroom, walk-in wardrobe and en-suite shower room, plus a further bedroom. Also benefitting from off road parking for 4 cars, garage, delightful mature south facing garden with a detached lodge / studio. A top-notch house in a first class location - Viewing highly recommended - NO UPWARD CHAIN



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#### Reception Hallway

A composite front door with obscure double glazed side windows opens to the impressive reception hallway. With recessed ceiling lights, two cloaks cupboards, under stairs storage cupboard, scrubbed oak effect laminate flooring and under floor heating. Doorways to the open plan living space, bedroom three, bathroom/guest cloakroom and access to the first floor stairs.

#### Open Plan Living Space

##### Reception Area

Offering aluminium double glazed sliding door and side window opening to the rear patio and garden, recessed ceiling lights, feature remote control inset electric fire, scrubbed oak effect laminate flooring with under floor heating, Sky Media connection and doorway to the utility.

##### Dining Area

With Velux skylight and vaulted ceiling, Upvc double glazed window to the rear aspect, scrubbed oak effect laminate flooring with under floor heating.

##### Kitchen

A lovely bespoke kitchen fitted with a range of gloss white and gloss grey finish wall and floor units, kick board lighting, white metallic fleck work surfaces with matching upstands, inset ceramic 1½ bowl sink and drainer with chrome mixer tap. Velux skylight and vaulted ceiling with recessed lights, Upvc double glazed window overlooking the rear garden, large format gloss tile flooring with under floor heating. Appliances including: 5 ring gas hob with glass splash-back and extractor/light over, integral electric oven, integral combi oven/microwave with warming drawer, integral fridge, freezer and dishwasher.

##### Utility

Fitted with white finish wall and floor units, white metallic fleck work surface with matching upstand, inset stainless steel sink with chrome mixer tap. Wall mounted Baxi 800 gas combi central heating boiler, scrubbed oak effect laminate flooring with under floor heating, extractor fan and composite part double glazed door opening to the side aspect. Plumbing for a washing machine and space for a tumble dryer.

##### Bedroom Three

With Upvc double glazed window to the front of the property, under floor heating and carpet.

##### Bathroom / Guest Cloakroom

Fitted with a white suite comprising: feature claw feet centre fill bath with chrome mixer tap, twin vanity wash hand basins with storage units and chrome mixer taps, low level push button WC, walk-in shower enclosure with mains fed twin head thermostatic shower system. Velux skylight window, recessed ceiling lights, extractor fan, fully tiled walls and floor, under floor heating, chrome towel radiator and Upvc obscure double glazed window to the side aspect.

#### First Floor

#### Stairs & Landing

An oak staircase with glass balustrading leads to a large landing. The carpeted landing provides plenty of space for a study area and offers a vaulted ceiling with two rain sensor remote control Velux skylights, recessed ceiling lights, eaves storage cupboard and doorways to the main bedroom and bedroom two.

#### Main Bedroom

Offering one of the best views in the village, an open aspect across the rear garden and beyond with Barlaston Cricket Club ground centre stage. With aluminium double glazed sliding door and side window opening to a Juliet balcony, vaulted ceiling, wall mounted air conditioning unit, two radiators, carpet and doorways to the walk-in wardrobe and en-suite shower room.

#### Walk-in Wardrobe

Fitted out with hanging rails, recessed ceiling lights and carpet.

#### En-suite Shower Room

Fitted with a white suite comprising: low level push button WC, wall mounted wash hand basin with chrome mixer tap and tiled splash-back, shower enclosure with Showerwall cladding and Mira electric shower system. Velux skylight, recessed ceiling lights, towel radiator, extractor fan and tiled floor with under floor heating.

#### Bedroom Two

With vaulted ceiling, Upvc double glazed window to the front elevation, radiator and carpet.

#### Outside

The property is approached via a tarmac driveway with block paved border providing off road parking for four cars before a single garage. The garage has an electric roller shutter door, power, lighting and two Upvc double glazed windows to the side elevation.

#### Front

With gravelled and stocked flowerbed, open porch with recessed lights to the front door, and side access to the rear garden via a wrought iron gate and Indian stone pathway.

#### Rear

The delightful south facing rear garden offers an Indian stone patio, lawn, pathways, pergola, mature hedgerows, raised flowerbed, external lighting, timber fence panelling, water connection and large cabin. The cabin has a good size covered seating area, secure storage room and studio/office with lighting and power.

#### General Information

For sale by private treaty, subject to contract.  
Vacant possession on completion.  
Council Tax Band E  
No upward chain

#### Services

Mains gas, water, electricity and drainage.  
Ground floor zonal under floor piped heating system.  
Gas central heating.  
Security cameras to both front and rear.

#### Viewings

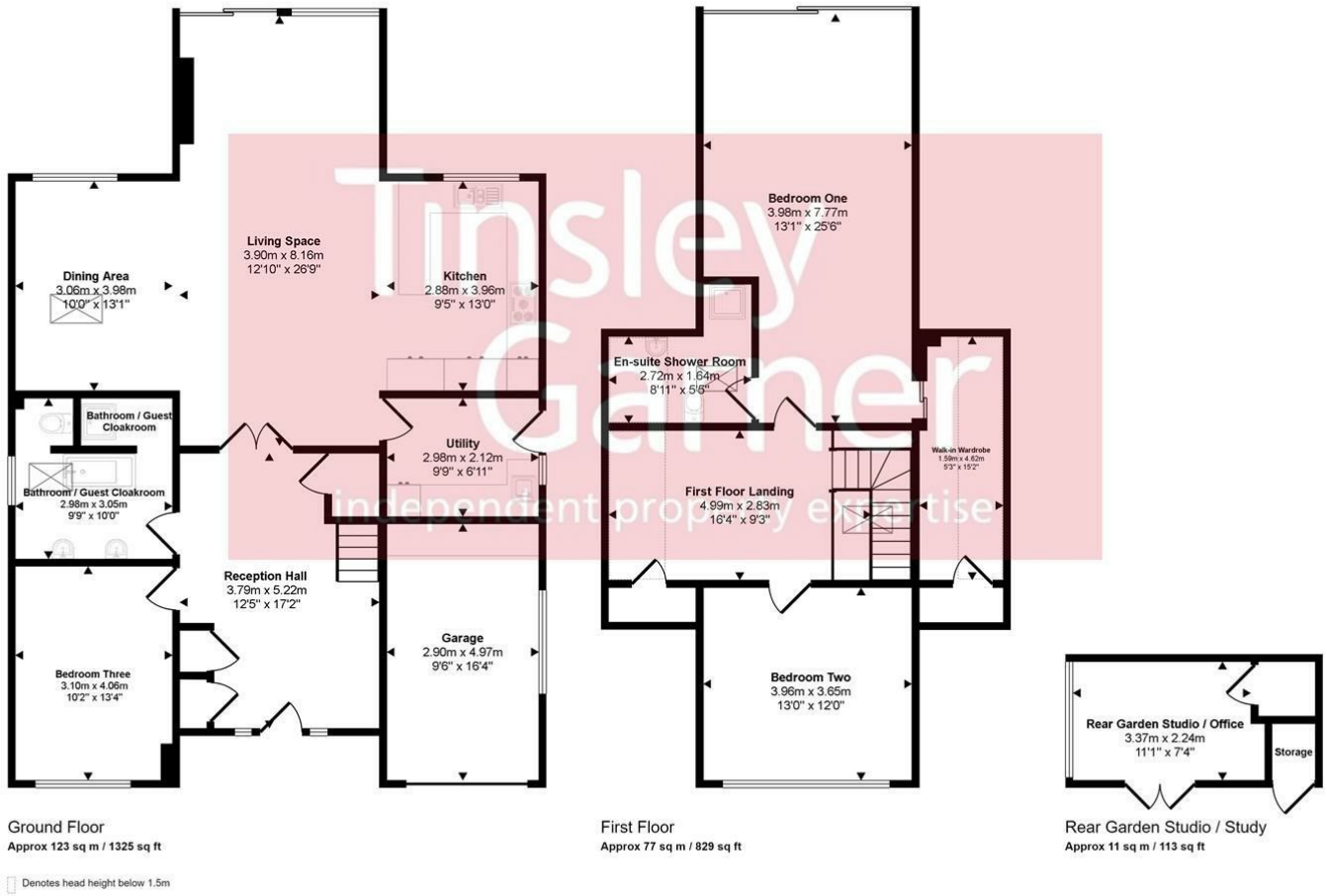
Strictly by appointment via the agent.







Approx Gross Internal Area  
211 sq m / 2268 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			100
(81-91) B		87	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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			92
(81-91) B		81	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	