



## 8, Amherst Place, Barlaston, ST12 9FB



Asking Price £735,000

A modern family home on a popular and sought after development in a parkland setting on the edge of Barlaston village. This is a fabulous house, immaculately presented throughout offering oodles of accommodation catering for every requirement of modern family living. Featuring a welcoming reception hall, two living rooms and a large open plan kitchen with space for dining and casual living. The bedroom accommodation is equally spacious comprising; main bedroom with dressing area and en-suite shower room, guest bedroom with en-suite shower room, three further bedrooms and family bathroom. Step beyond the threshold and you will discover a good size mature garden with plenty of space for outdoor living, several patio areas and a leisure area. There is off road parking for two cars and a detached double garage. The house is on the edge of the Wedgwood Park development in a lovely mature setting with views over woodland at the front, close to countryside, the canal and within fifteen minutes walk of Barlaston village centre.





### Entrance Hall

A welcoming reception area with oak wood effect flooring which extends through to the kitchen and dining area, half glazed front door and turned staircase to the first floor landing.

### Cloakroom & WC

White suite comprising; WC and hand pedestal basin. Part ceramic tile walls and oak wood effect flooring.

### Lounge

Double doors lead off the entrance hall to this lovely dual aspect sitting room with bay window to the front of the house and French doors to the rear opening to the patio and garden.

### Family Room / Study

A useful addition to the living space as either a family room or home office, dual aspect with bay window to the front of the house and window to the side.

### Open Plan Dining Kitchen

The only room you really need downstairs? This fabulous open plan kitchen provides space for everyday living, dining and entertaining and has direct access to the gardens through French doors to the rear. The kitchen area is fitted with an extensive range of wall & base cupboards with traditional style Shaker cabinet doors and contrasting white quartz work surfaces with under set 1½ bowl sink unit & chrome mixer tap. Integrated appliances comprising: stainless steel gas hob with matching extractor fan, eye level electric double oven, fully integrated dish washer, wine cooler, refrigerator & freezer. Oak wood effect flooring throughout, inset low energy lighting and LED skirting lights. Adjoining open plan dining and sitting area. Triple aspect with windows to the two sides and French doors to the garden.

### Utility Room

Wall & base cabinets matching the kitchen with grey quartz work surfaces and under set sink unit. Plumbing for a washing machine and space for a dryer. Wall mounted gas fired combi boiler concealed in a wall cupboard. Oak wood effect flooring and back door to the garden.

### Landing

Linen Cupboard & access hatch to loft space.

### Main Bedroom

Walk-thru dressing area with fitted wardrobes to one wall leading through to a spacious dual aspect bedroom, with open views to the front.

### En-Suite Shower Room

Suite comprising; shower enclosure with glass screen and thermostatic shower, pedestal basin & WC. Part ceramic tiled walls and heated towel radiator. Window to the side of the house.

### Guest Bedroom

Dual aspect double bedroom with open views to the front and side of the house. Fitted wardrobes to one wall.

### En-Suite Shower Room

Suite comprising; Shower enclosure with glass screen and thermostatic shower, pedestal basin & WC. Part ceramic tile walls and heated towel radiator. Window to the side of the house.

### Bedroom 3

Double bedroom with window to the front of the house. Fitted wardrobes to one wall.

### Bedroom 4

Double bedroom with window to the rear of the house.

### Bedroom 5

Generous single bedroom with window to the front of the house.

### Family Bathroom

Suite comprising; bath, walk-in shower enclosure with glass screen and thermostatic shower, pedestal basin & WC. Part ceramic tile walls and tiled floor. Heated towel radiator.

### Outside

The house occupies a corner plot on the edge of the Wedgwood Park development with open aspect to the front overlooking woodland. Enclosed front garden with iron railings and established hedge boundary. Private garden to the rear, with paved outdoor seating area, lawn area and borders planted with a variety of shrubs and trees, paved patio with hot tub. Driveway parking to the side of the house and detached brick built 2 car garage.

### General Information

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

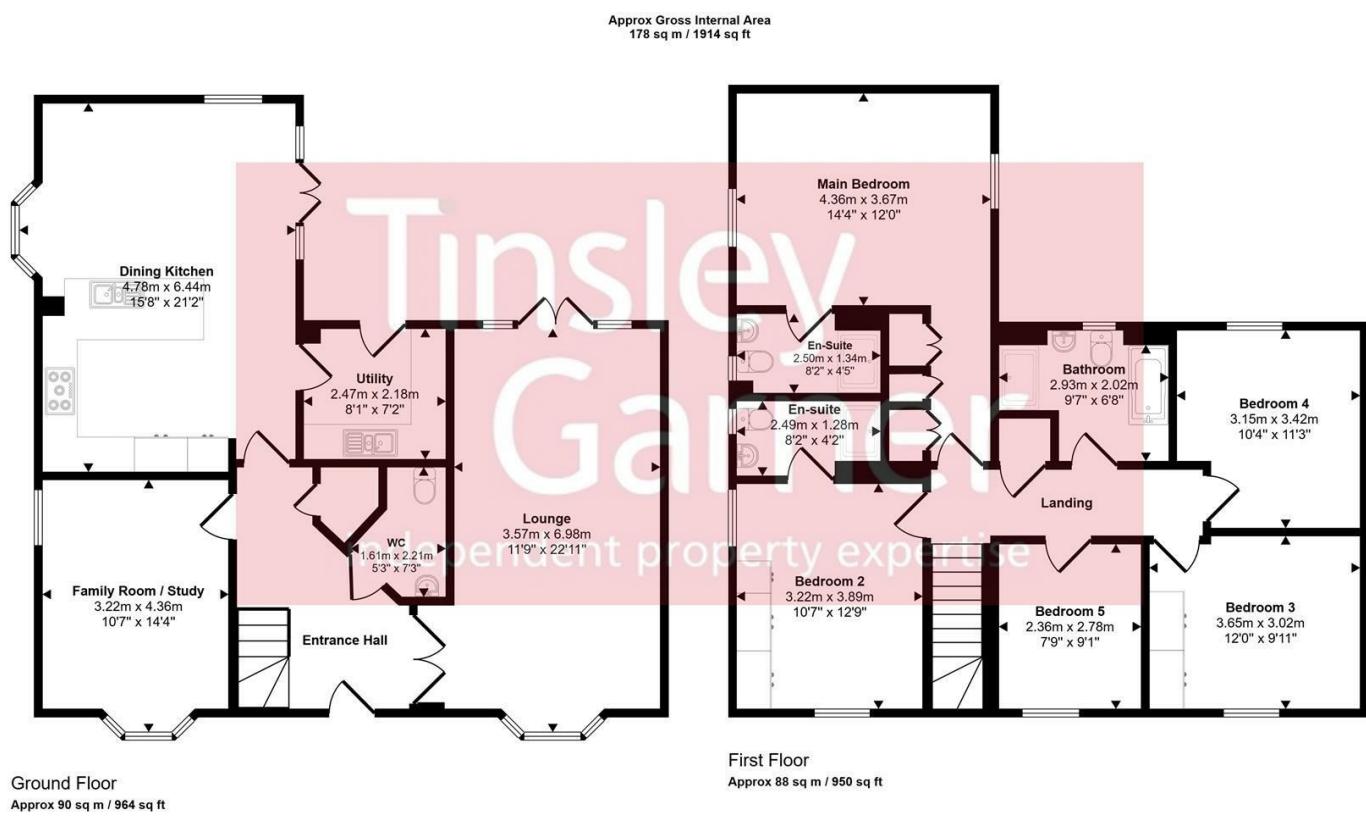
### Tenure; Freehold

### Council Tax Band G

### Viewing by appointment

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	92
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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	81	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		
EU Directive 2002/91/EC		