



7, Amherst Place, Barlaston, Stoke-On-Trent, ST12 9FB



£825,000

An executive detached family home set in a prime position within the Wedgwood Park development. Built in 2016, upgraded by the current owners, and presented in pristine condition throughout. Offering accommodation of generous proportions comprising: reception hallway with fabulous oak double turned staircase, living room, dining room, family room, superb breakfast kitchen, separate utility, guest cloakroom, five double bedrooms, two ensuite facilities, and family bathroom. The property is approached via a private driveway with EV charger providing off road parking for four cars before a detached double garage, also benefitting from a landscaped enclosed rear garden which is just perfect for entertaining friends and family in style. All of this conveniently located within strolling distance of Barlaston village and its amenities, open countryside, and with easy access to commuter routes.

Viewing highly recommended



01785 811 800

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



Reception Hall

A composite panelled part obscure double glazed front door with matching side windows opens to the impressive hallway. With wood finish quality vinyl flooring, storage cupboard, radiator, alarm pad and doorways to the living room, family room, dining room, guest cloakroom, breakfast kitchen and access to the first floor stairs.

Living Room

A spacious reception room offering uPVC double glazed windows and French doors opening to the rear patio and garden, marble fireplace with inset electric remote control feature fire, two radiators, carpet and TV connection.

Family Room

With uPVC double glazed bay window to the front aspect, radiator, carpet and TV connection.

Dining Room

With recessed ceiling lights, doorway to the breakfast kitchen, uPVC double glazed side window and bay window to the front elevation, part panelled walls, radiator and carpet.

Guest Cloakroom

Fitted with a white suite comprising: low level push button WC and pedestal wash hand basin with chrome mixer tap. Part tiled walls, uPVC obscure double glazed window to the front aspect, radiator and wood finish quality vinyl flooring.

Breakfast Kitchen

A superb kitchen fitted with a contrasting range of white and rose pink finish wall, floor, display and island units, under wall unit lighting, granite work surfaces with matching upstands and underset stainless steel 1½ bowl sink with chrome showerhead mixer tap. Recessed ceiling lights, uPVC double glazed windows and French doors opening to the rear patio and garden, wood finish quality vinyl flooring, two radiators, large cloaks cupboard, larder cupboard, TV connection and doorway to the utility.

Appliances including: 6 ring stainless steel gas hob with granite splash-back and stainless steel extractor hood with light over, integral double electric oven and microwave, integral dishwasher, fridge, freezer and wine chiller.

Utility

Matched to the kitchen with white and rose pink finish wall and floor units, granite work surface and upstand, underset stainless steel sink with chrome mixer tap. Radiator, wood finish quality vinyl flooring and composite part obscure double glazed door opening to the side aspect. Wall cupboard housing an Ideal Logic Heat 24 gas central heating boiler.

Plumbing for a washing machine and space for a tumble dryer.

First Floor

Stairs & Landing

A traditional oak double turned spindle, newel post and banister staircase lead to a stunning galleried landing. With recessed ceiling lights, uPVC double glazed window to the front of the property, two storage cupboards and further cupboard housing the hot water storage system.

Bedroom One

Offering a dressing area with built-in wardrobes and storage, uPVC double glazed window to the front aspect, recessed ceiling lights, two radiators, carpet, TV connection, loft access and doorway to the ensuite bathroom.

The loft is half boarded with a drop down ladder, lighting and power sockets.

Ensuite Bathroom

Fitted with a white suite comprising: centre fill bath and panel with chrome mixer tap, low level push button WC, pedestal wash hand basin with chrome mixer tap, 1200mm fully tiled walk-in shower enclosure with mains fed thermostatic shower system. Part tiled walls, recessed ceiling lights, towel radiator, uPVC obscure double glazed window to the side elevation, extractor fan and tiled floor.

Bedroom Two

With built-in wardrobes and storage, uPVC double glazed square bay window to the front elevation, recessed ceiling lights, radiator, carpet and doorway to the Jack & Jill ensuite shower room.

Jack 'n' Jill Ensuite

Fitted with a white suite comprising: low level push button WC, pedestal wash hand basin with chrome mixer tap and 1200mm fully tiled shower enclosure with mains fed thermostatic shower system. Part tiled walls, recessed ceiling lights, towel radiator, uPVC obscure double glazed window to the side aspect, extractor fan and tiled floor.

Bedroom Three

Offering two uPVC double glazed windows overlooking the rear garden, recessed ceiling lights, radiator, carpet and doorway to the Jack & Jill ensuite shower room.

Bedroom Four

With uPVC double glazed window to the rear elevation, recessed ceiling lights, radiator and carpet.

Bedroom Five

Presently used as a study with uPVC double glazed window to the rear aspect, recessed ceiling lights, radiator and carpet.

Family Bathroom

Fitted with a white suite comprising: centre fill bath and panel with chrome mixer tap, low level push button WC, pedestal wash hand basin with chrome mixer tap, 1200mm fully tiled walk-in shower enclosure with mains fed thermostatic shower system. Part tiled walls, recessed ceiling lights, towel radiator, uPVC obscure double glazed window to the rear elevation, extractor fan and wood finish quality vinyl flooring.

Outside

The property is approached via a tarmac driveway with EV charging point providing off road parking for four vehicles before a detached double garage. The garage has two composite up & over doors (one electrically operated), power, lighting and loft storage area.

Front

The front garden offers a boundary wall, lawned and gravelled frontage, stocked flowerbeds and block paved pathway leading to an open porch before the front door. There is side access to the rear garden via wooden gates.

Rear

The enclosed landscaped rear garden offers plenty of space for entertaining friends and family in style, with paved patio areas, pergolas. timber sleeper lined steps, stocked borders, timber fence panelling and a garden shed.

General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band G

Services

Mains gas, water, electricity and drainage.

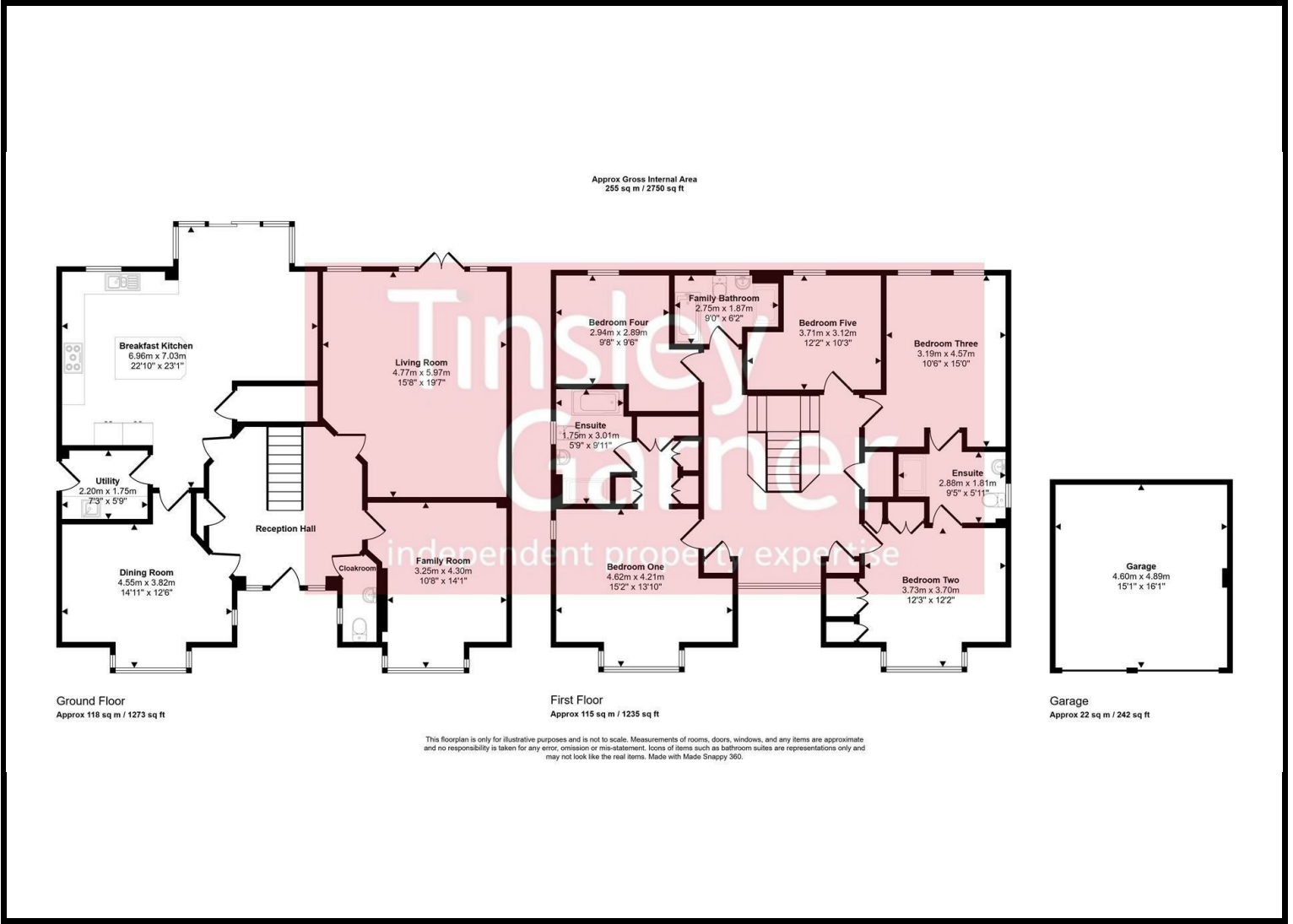
Gas central heating.

Fitted external security cameras.

Viewings

Strictly by appointment via the agent.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	86	91
(81-91) B		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	81	81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		