



FOLLOWWELLS

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6 Diamond Ridge, Barlaston - ST12 9DT
£450,000

- Substantial Semi Detached Bungalow Residence
- Sought After Plot Within Premium Village Location
- Beautifully Presented And Maintained
- Spacious And Adaptable Accommodation
- Rear Sitting Room Extension And Study
- Generous Garden Plot With Ample Parking

A beautifully presented, substantial semi detached bungalow holding a highly desirable plot position within the village of Barlaston. The bungalow is maintained to a very high standard which includes a modern bathroom and an extensive well equipped fitted kitchen with large separate fitted utility and second shower room. It also benefits from a further rear extension with partial conversion of the garage to create a second large sitting/dining room and further office/alternative fourth bedroom. Ample parking is provided to the front with further gated access parking to the side. A pleasant garden is situated to the rear which can also be accessed directly from the extended sitting room.

Accommodation: –

An enclosed entrance porch with composite door and tile floor opens to an attractive central reception hallway, fitted with engineered wood flooring and has a coats cupboard and loft access ladder. A glazed panel door opens to the principal living room which is large enough to accommodate a dining area enjoys a window outlook to three elevations including a bay window overlooking the front and features chimney breast display with slate hearth and electric log burner effect fire. The master and second bedrooms are fitted with wardrobe units, with the third bedroom currently being used as a dressing room. A modern suite bathroom is fitted with modern tiling and panel bath with central tap fitting, large walk in shower cubicle with mains shower, table top vanity wash basin and enclosed WC. A further glazed panel door from the hallway opens to the kitchen, which is fitted with work surfaces, 'Franke' sink unit and hose tap, with an extensive range of cupboard/drawer units extending to a pull out larder.





Integrated 'Neff' appliances comprise; dishwasher, fan assisted electric oven having hide and slide door and a modern extractor unit above a 'Siemens' four ring ceramic hob. A large window looks across the side aspect and there is a glazed serving hatch through to the front living room. Hard flooring continues through to a large side hall with further window and external side access door onto the side driveway and garage store. A frosted glazed door opens to a utility/combined shower room, majority tiled and fitted with matching style wall cupboards including housing for the central heating boiler. There is a feature white glazed Belfast sink and space/plumbing for appliances. The room is also fitted with a mains corner shower cubicle and enclosed WC.

Returning from the side hall another glazed door opens to the sitting room extension, providing an equally impressive second reception room with a pleasant dual aspect outlook and twin patio door access out onto the rear garden. Off the sitting room is an additional office/study bedroom with feature rear bay window giving a further overlooking onto the rear garden. Externally, there is an attractive block paved driveway with low rise garden wall to the front boundary and a lawn with shrub borders. There are double gates to the side of the bungalow that lead to further block paved parking to accommodate several vehicles. At the end of the parking area is an attached store (being part of the former garage) having remote up and over door with light and power connection. A block paved pathway continues to a pleasant rear garden with two Indian stone pave patios, shaped lawn, various plant/shrub borders and gravel areas to the rear of the extension.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



