



11 Meaford Road, Staffordshire, ST12 9EE

Asking price £450,000

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"Restoring a home is like breathing new life into the past while creating a future." - Unknown

A spacious three-bedroom detached home in the heart of Barlaston, set on a generous plot with a large rear garden, off-road parking, and double garage. Offering extended living space with three reception rooms, a huge principal suite, and endless potential to modernise and make your own.

74-78, St Edward Street, Leek, Staffordshire, ST13 5DL

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Denise White Agent Comments

Nestled in the heart of the picturesque village of Barlaston, this attractive three-bedroom detached home offers a rare opportunity to acquire a spacious and versatile property set on a generous plot, perfect for growing families, car enthusiasts, or those seeking multi-generational living options.

Boasting excellent curb appeal, the property enjoys an attractive frontage with off-road parking for multiple vehicles to the front and a substantial double garage to the rear — ideal for car collectors, hobbyists, or even potential conversion into a self-contained annexe (subject to planning permission).

To the rear, the home opens out onto a large, enclosed lawned garden, providing a safe and private space where children and pets can roam freely, and perfect for outdoor entertaining or family gatherings.

Internally, the property has been thoughtfully extended to offer spacious and flexible accommodation, featuring three impressive reception rooms. At the heart of the home is an expansive living/dining room, running the full depth of the house — a perfect space for hosting large groups or cosy family evenings. A conservatory overlooks the garden, inviting natural light into the home and offering a tranquil space to relax. A separate study/office at the front of the house is ideal for those working from home.

The well-proportioned kitchen is fitted with neutral cabinets and offers plenty of scope for personalization, while still being functional and welcoming.

Upstairs, the property continues to impress with three generously sized bedrooms. The standout principal suite, located at the rear, stretches an impressive 7 meters, and includes a large dressing area and a private en suite bathroom featuring both a bath and separate shower. Two additional double bedrooms are served by a well-appointed family bathroom.

While the home would benefit from some cosmetic updates, it provides excellent structural bones and an abundance of potential for the next owners to create their dream family home in a beautiful village setting.

Location



This location offers a peaceful residential environment, while still being conveniently close to essential amenities. Barlaston has a selection of local shops, cafes, and pubs, providing residents with everyday conveniences. The nearby town of Stone is just a short drive away, offering additional shopping and dining options.

Barlaston is also well-known for its cultural attractions, including the renowned Wedgwood Museum and the beautiful gardens that surround it. The area is rich in history and offers a range of walking and cycling paths ideal for exploring the stunning landscapes.

For those who commute, the location benefits from good transport links, with easy access to major road networks and the M6 motorway, facilitating travel to nearby cities like Stafford and Stoke-on-Trent. Overall, Barlaston is an appealing location that combines a serene village atmosphere with accessibility to urban conveniences and natural beauty.

Entrance Hallway



Fitted carpet. Wall mounted radiators. Access to office. Stair access leading to first floor accommodation. Access to dining area. Ceiling light.

Office

9'6" x 8'10" (2.92 x 2.71)



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the front aspect. Ceiling light.

Dining Area

13'9" x 12'9" (4.20 x 3.91)



Fitted carpet. Wall mounted radiator. Sliding doors into conservatory. Wall lights. Ceiling light.

Living Area

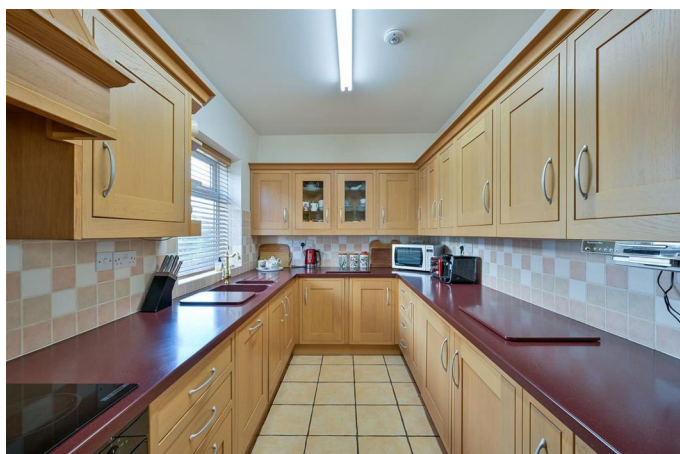
21'7" x 14'1" (6.60 x 4.30)



Fitted carpet. Wall mounted radiators. UPVC double glazed windows to the front and rear aspect. Fireplace. Open Plan access into dining area. Wall lights. Ceiling lights.

Kitchen

13'8" x 7'6" (4.18 x 2.30)



Tiled flooring. Range of wall and base units. Bosch oven. Bosch hob. Drainer style sink. UPVC double glazed window to the side aspect. Access to conservatory. Access to dining area. Ceiling light.

WC

5'10" x 2'4" (1.79 x 0.73)

Tiled flooring. WC. Wash handbasin. Inset spotlights. Wall light.

Conservatory

17'9" x 11'4" (5.42 x 3.46)



Tiled flooring. Double doors leading to outside. Access to outside. Wall lights. Ceiling fan light.

First Floor Landing

Fitted carpet. Stair access leading to ground floor. Loft access. Ceiling light.

Main Bedroom

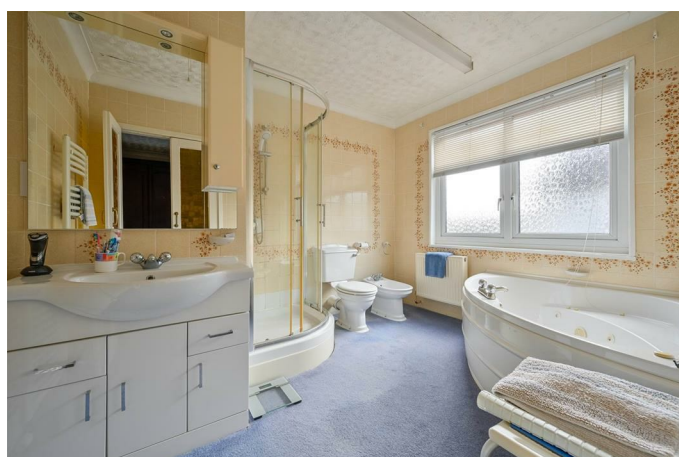
23'6" x 13'10" max (7.18 x 4.24 max)



Fitted carpet. Wall mounted radiators. Fitted wardrobes. Access to ensuite. UPVC double glazed windows to the side and rear aspect. Ceiling lights.

En Suite

10'10" x 8'7" (3.32 x 2.64)



Fitted carpet. Heated towel rail. Wash handbasin. Bath. WC. Wall mounted radiator. Shower cubicle with shower attachment. Obscured UPVC double glazed window. Ceiling light.

Bedroom Two

14'3" x 10'7" (4.35 x 3.23)



Fitted carpet. Wall mounted radiator. UPVC double glazed windows to the rear and side aspect. Airing cupboard. Fitted storage unit. Ceiling lights.

Bedroom Three

11'11" x 10'7" max (3.64 x 3.25 max)



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the front aspect. Access to walk in wardrobe. Ceiling light.

Bathroom

7'0" x 6'3" (2.14 x 1.91)



Fitted carpet. Wall mounted radiator. WC. Pedestal style wash handbasin. Fitted bath. Obscured UPVC door glazed windows. Ceiling light.

Outside



The property occupies a sizeable plot with a private driveway to the front of the home. There is a paved patio area from the conservatory which leads to a large lawned garden beyond.

Garage

25'1" x 19'9" (7.67 x 6.02)



UPVC double glazed windows to the side and rear aspect. Access to outside. Electric garage doors. Ceiling lights.

Agent Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Stafford Band E

No chain involved with the sale

Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

About Your Agent



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advise.

We Won!!!



Local Estate Agent Wins Prestigious British Gold Award for Customer Service

Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award 2024 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette, responsiveness to emails, promptness in returning missed calls, and, crucially, their expertise in the local marketing area.

The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

Property To Sell Or Rent?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

You Will Need A Solicitor!

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

Need A Mortgage Advisor?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

Floor Plan



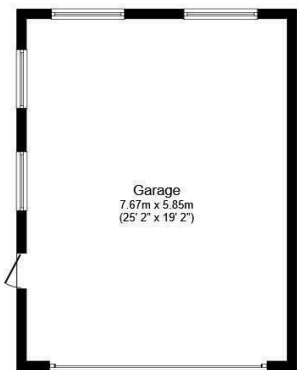
Ground Floor

Floor area 94.1 m² (1,013 sq.ft.)



First Floor

Floor area 70.6 m² (760 sq.ft.)



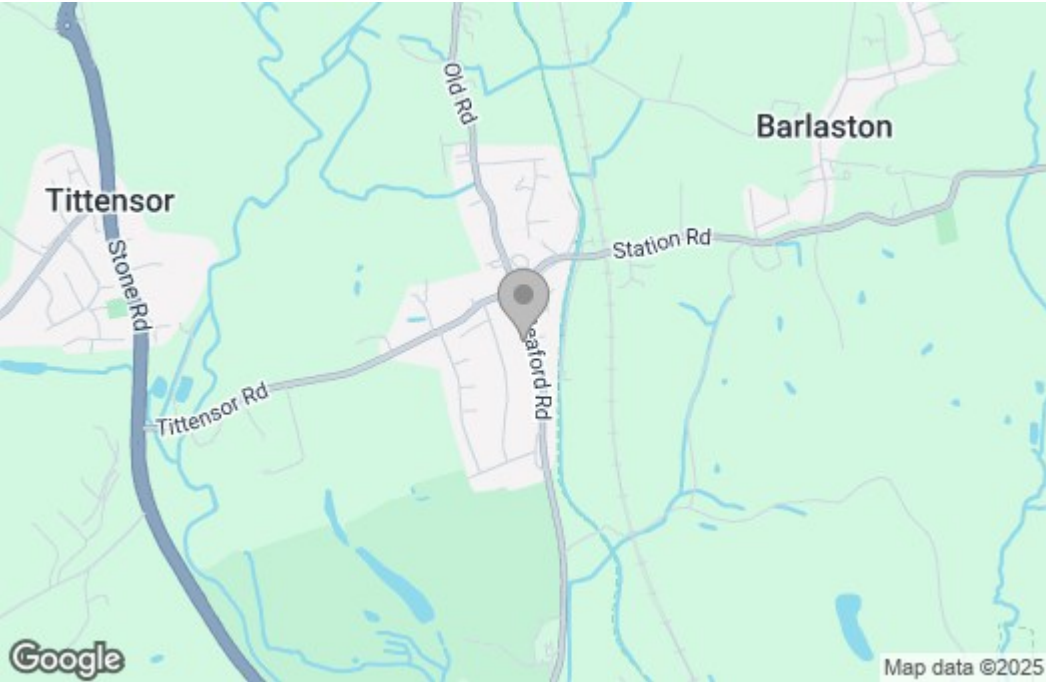
Garage

Floor area 44.9 m² (483 sq.ft.)

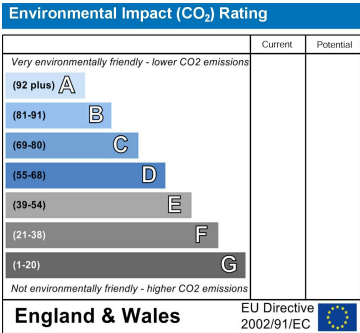
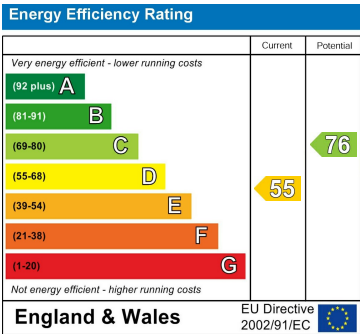
TOTAL: 209.6 m² (2,256 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.