

**Tinsley
Garner**
independent property expertise



15, Waterford Crescent, Barlaston, Stoke-On-Trent, ST12 9FD



£825,000

An impressive and immaculately presented detached family home set in a prime quiet position within the Wedgwood Park development. The present owners have extended and upgraded the property to a high specification throughout with no expense spared. Offering spacious and flexible accommodation over three floors comprising: reception hall, living room, snug, study, stunning kitchen diner with integral appliances and bi-fold doors opening to the rear garden, separate utility, guest cloakroom, six double bedrooms, two ensuite facilities plus further shower room and bathroom. The property is approached via a driveway with EV charger providing off road parking before a detached double garage, also benefitting from a landscaped enclosed rear garden with plenty of space for entertaining friends and family in style. Conveniently located within strolling distance of Barlaston village and its amenities, the National Trust Downs Banks and Hem Heath Woods both of which offer excellent walking and running trails, also with easy access to commuter routes.

Viewing highly recommended - NO UPWARD CHAIN



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



Reception Hall

A composite panelled part obscure double glazed front opens to the hallway. With fitted door mat and oak finish luxury Amtico vinyl flooring, cloaks cupboard, radiator, alarm pad and doorways to the living room, snug, study, guest cloakroom, kitchen diner and access to the first floor stairs.

Living Room

With double doors from the hallway, uPVC double glazed bay window to the side aspect and second window overlooking the rear garden, two radiators, carpet and glazed internal bi-fold doors opening to the kitchen diner.

Snug

Glazed double doors open to the snug, with uPVC double glazed bay window to the front elevation, radiator and oak finish luxury Amtico vinyl flooring.

Study

Offering bespoke Nevil Johnson fitted office furniture, uPVC double glazed window to the front aspect, radiator and oak finish luxury Amtico vinyl flooring.

Kitchen Diner

This is totally stunning, over £100,000 spent in 2020 on the extension designed by Hewitt & Carr Architects and kitchen installed by Staffordshire Kitchens & Bathrooms.

Fitted with a contrasting range of gloss white and grey finish wall, floor and island units, quartz work surfaces with glass splash-backs and underset Franke stainless steel 1½ bowl sink with chrome swan neck 4-in-1 boiling water tap. Hidden waste bins and recycling, Philips Hue and Linia lighting, Origin aluminium bi-fold doors opening to the rear garden, custom made triple glazed roof lantern with smart lighting, Somfy smart controlled roller blinds and SensioPod+ pull-up socket, large format tiled floor with partial underfloor heating. Doorways to the utility and living room.

Neff integral appliances including: compact oven with microwave, slide & hide electric oven, flex induction hob with extractor hood and light above, warming drawers, full height fridge, full height freezer, dishwasher, coffee machine and washing machine.

Utility

Matched to the kitchen with gloss grey wall and floor units, quartz work surface with glass splash-back and underset Franke stainless steel sink with chrome mixer tap. Linia lighting, extractor fan, large format tiled floor and Samsung washing machine.

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 side aspect and oak finish luxury Amtico vinyl flooring.

First Floor

Stairs & Landing

Oak spindle, newel post and banister staircase lead to a galleried landing. With carpet throughout, uPVC double glazed window to the front of the property, large storage cupboard, radiator and further cupboard housing the hot water storage system.

Bedroom One

Offering built-in wardrobes and storage to two walls, two uPVC double glazed windows to the side elevations, two radiators, carpet and doorway to the ensuite bathroom.

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, oversize 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, shaver point and tiled quality vinyl flooring.

Bedroom Two

With fitted bedroom furniture, uPVC double glazed window overlooking the rear garden, radiator and carpet.

Bedroom Three

With built-in wardrobes and storage, two uPVC double glazed windows to the front and side elevations, radiator and carpet.

Bedroom Four

With fitted bedroom furniture, uPVC double glazed window to the front of the property, radiator and carpet.

Bathroom

Fitted with a white suite comprising: low level push button WC, centre fill bath and panel with chrome mixer tap, pedestal wash hand basin with chrome mixer tap, oversize 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 rear aspect, extractor fan and tiled quality vinyl flooring.

Second Floor

Stairs & Landing

Oak spindle, newel post and banister staircase lead to a galleried landing. With carpet throughout, uPVC double glazed window to the front elevation, storage cupboard, loft access and radiator.

Bedroom Five

Offering a vaulted ceiling, four Velux skylight windows, built-in wardrobes and storage, uPVC double glazed windows to the front elevation, three radiators, carpet and doorway to the ensuite shower room.

Ensuite Shower Room

Fitted with a white suite comprising: low level push button WC, pedestal wash hand basin with chrome mixer tap, oversize fully tiled shower enclosure with mains fed thermostatic shower system. Recessed ceiling lights, part tiled walls, Velux skylight window, towel radiator, extractor fan and scrubbed oak effect laminate flooring.

Bedroom Six

With vaulted ceiling, two Velux skylight windows, built-in wardrobe, recessed ceiling lights, radiator and carpet.

Shower Room

Fitted with a white suite comprising: low level push button WC, pedestal wash hand basin with chrome mixer tap, oversize fully tiled shower enclosure with mains fed thermostatic shower system. Recessed ceiling lights, part tiled walls, uPVC obscure double glazed window, towel radiator, extractor fan and tiled quality vinyl flooring.

Outside

The property is approached via a block paved driveway providing off road parking with EV 7.2kw Mini Pro 3 charging point before a detached double garage. The garage has two steel up & over doors, power, lighting, rear access door and wall mounted Ideal Logic Heat 24 gas central heating boiler.

Front

The front garden offers a lawned frontage and side apron, mature shrub borders and flowerbeds and a block paved pathway leading to an open porch before the front door. There is side access to the rear garden via a further pathway and secure door.

Rear

The enclosed landscaped rear garden offers plenty of space for entertaining friends and family. Offering an Indian stone patio, large lawn, stocked flowerbeds and borders, hedgerow and part walled boundary. The property also has security lighting, weatherproof outdoor power sockets and a hot & cold outdoor dog shower with full drainage.

General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band G

No Upward Chain

Services

Mains gas, water, electricity and drainage.

Gas central heating.

Fibre connection with up to 2 Gbps available.

Wired Cat5e cabling to all floors.

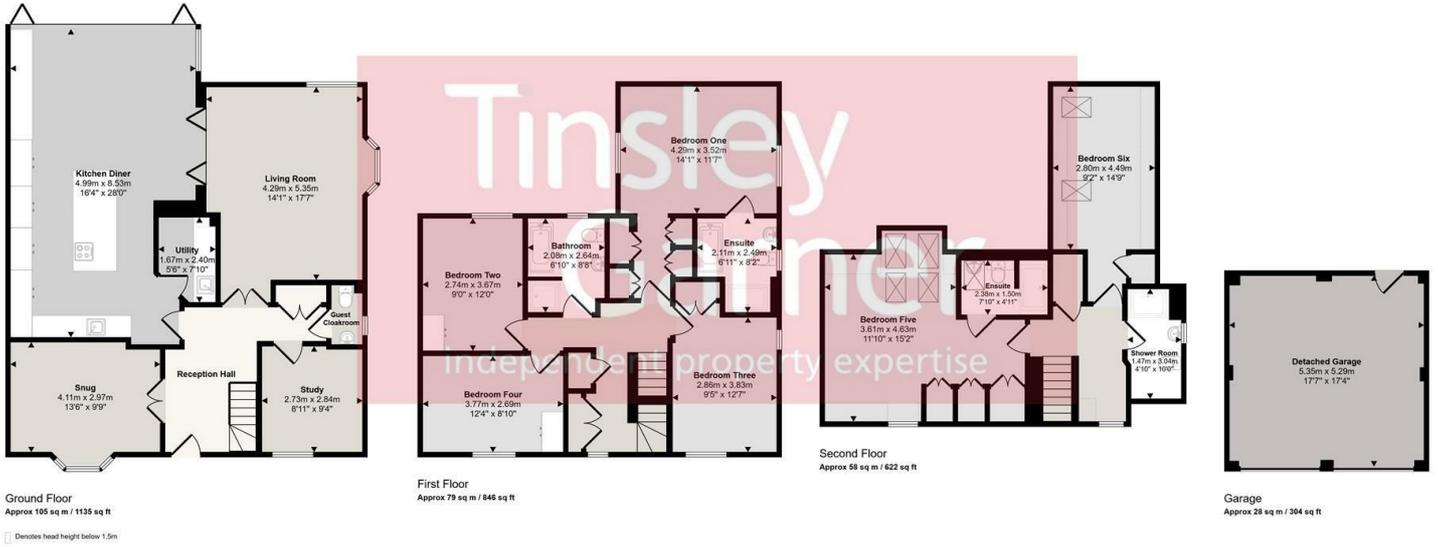
Google Nest fitted security cameras.

Viewings

Strictly by appointment via the agent.



Approx Gross Internal Area
270 sq m / 2907 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 Make Sundry 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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		86	91
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(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		81	81
EU Directive 2002/91/EC			