



AUSTIN & ROE  
INDEPENDENT ESTATE AGENTS

## 3 BEDROOM SEMI-DETACHED FOR SALE - £269,950

BROOKHOUSE DRIVE, BARLASTON, STOKE ON TRENT, STAFFORDSHIRE, ST12 9EH



### KEY FEATURES

- THREE BED SEMI-DETACHED WITH DRIVEWAY • VILLAGE LOCATION • SPACIOUS LOUNGE • OPEN PLAN /FAMILY ROOM/KITCHEN/DINING • MODERN FITTED KITCHEN AND UTILITY • STYLISH SHOWER ROOM ON BOTH FLOORS • GAS CENTRAL HEATING & DOUBLE GLAZING • FULLY ENCLOSED REAR GARDEN WITH GAZEBO



## DESCRIPTION

Austin & Roe have great pleasure in offering For Sale this immaculately presented Three Bedroom Semi-Detached property with ample parking for four cars in the lovely village of Barlaston. The property is close to local amenities and has easy access the M6 and Motorway Network.

The property comprises an Entrance Hall, Lounge, open-plan Family Room and Kitchen/Diner, Rear Hall, Side Entrance, Utility and Shower Room. The property benefits from gas central heating and double glazing.

At the front of the property is a 'Tarmacadam' driveway allowing for parking of four vehicles, there is wooden fencing to each side.

To the rear of the property is a fully enclosed garden with a paved patio area extending across the back of the property, a modern flat-roof gazebo perfect for alfresco dining and outdoor entertaining, a garden laid to lawn with an adjacent paved path to a wooden storage shed and decked area, gravel borders to each side of the garden with shrubs. The garden is surrounded by well maintained wooden fencing,

Council Tax Band B  
Mains Electric  
Mains Gas  
Mains Water  
Mains Sewerage  
BroadBand FTC  
Mobile Coverage

You can view the virtual tour for this lovely property on our website, rightmove or by typing the following link into your subject bar:-

<https://my.360picture.uk/tour/13-brookhouse-drive>

## LOCATION

Take the A34 North out of Stone and Continue to the Meaford Traffic Island, second exit onto Meaford Road, continuing into Barlaston and over the crossroads and take the first right into Brook House Drive.

## GROUND FLOOR

**Entrance Hall - 10' 1" x 6' 4" (3.08m x 1.94m)** The property is entered via a composite glazed door with storm canopy above into a welcoming Entrance Hall having a pale neutral decor with white ceiling having central pendant light fitting, a double glazed window to the side aspect with a wall mounted central heating radiator below and wood effect laminate flooring. There are doors opening into the lounge and family room and stairs rising to the floor above.

**Lounge - 12' 4" x 11' 1" (3.78m x 3.39m)** The spacious Lounge has neutral decor with a floral wall covering on the chimney breast wall, a white ceiling with central penant light fitting and coved cornices, a double glazed window to the front aspect. a wall mounted central heating radiator, a grey wooden fire surround with matching backing and hearth inset with a coal effect gas fire, a TV connection and wood effect laminate flooring.

**Family Room - 15' 8" x 10' 11" (4.8m x 3.35m)** The open-plan Family Room has white decor with floral contrast wall covering in the alcoves, a white ceiling with central pendant light fitting, a wall mounted central heating radiator, a grey wooden fire surround with tiled backing and hearth (ornamental use only), a TV connection, shelving to the alcove



and wood effect laminate flooring. There is an opening into the dining area.

**Kitchen/Diner - 18' 0" x 8' 11" (5.51m x 2.73m)** The Kitchen/Diner is light and airy, having two pale grey walls, a white wall and a floral contrast wall covering to the other, a white ceiling with recessed spot lights, a double glazed window to the rear aspect and 'French' doors to the rear paved patio area, a wall mounted central heating radiator and pale grey porcelain floor tiles. There is a selection of pale grey wall and base units with wooden countertops and upstands inset with a white high gloss one-and-a-half bowl sink, drainer and chrome dual lever swan neck-mixer tap, black glass induction hob with grey glass splash back, two parallel electric ovens below and a stainless steel cooker extractor hood above, an integrated dish-washer and space for a fridge/freezer. There is ample room for a dining table and chairs in the dining area and there is a door opening into the rear Hall.

**Rear Hall & Side Entrance - 9' 3" x 5' 6" (2.84m x 1.69m)** The Rear Hall and Side Entrance (2.08m x 1.65m: 6'-1" x 5'-5") has white decor and side entrance, a white ceiling with recessed spotlights, a wall mounted central heating radiator, a composite double glazed exterior door to the front aspect and uPVC double glazed 'French' doors to the rear aspect, doors opening into a store room and utility room, a built-in cupboard and pale grey porcelain floor tiles.

**Utility - 7' 2" x 6' 4" (2.2m x 1.94m)** The Utility Room has white decor, a white ceiling with recessed spotlights, a double glazed window to the front aspect a white wall mounted heated towel rail/radiator and pale grey porcelain floor tiles. There are wall mounted wall units matching the kitchen with a wooden counter top and upstands, space for an undercounted washing machine and tumble dryer. There is a wall mounted consumer unit, fitted shelving and a door opening into the shower room.

**Shower Room - 7' 3" x 3' 6" (2.23m x 1.07m)** The Shower Room has white decor with waterproof boarding in the showering area, half height behind the sanitary ware, a white ceiling with recessed spot lights and an extractor fan, fitted shelves and grey porcelain floor tiles. The white sanitary ware comprises a shower cubicle with electric shower and glass shower screen doors, a vanity unit inset with a wash hand basin with chrome single lever mixer tap and splash back and a low-level close coupled WC with push button flush.

## FIRST FLOOR

**Stairs & Landing - 8' 6" x 5' 6" (2.61m x 1.69m)** The Stairs rise from the Landing above with decor matching the entrance hall, a pendant light fitting and loft hatch giving access to the roof space above, double glazed window to the side aspect and pale grey fitted carpet. There are doors opening into the three bedrooms and the family shower room.

**Bedroom 1 - 10' 11" x 10' 2" (3.35m x 3.12m)** The First Bedroom has pale grey decor with a grey contrast wall covering to one wall, a white ceiling with a central pendant light fitting and coved cornices, a double glazed window to the rear aspect with a wall mounted central heating radiator below, fitted mirrored wardrobes, a TV connection and grey fitted carpet.

**Bedroom 2 - 11' 1" x 9' 9" (3.4m x 2.98m)** The Second Bedroom has pale grey decor with dark grey contrast walls, a white ceiling with a pendant light fitting and coved cornices, a double glazed window to the front aspect with a wall mounted central heating radiator below, a TV connection and grey fitted carpet.

**Bathroom 3 - 9' 0" x 7' 10" (2.75m x 2.4m)** The Third Bedroom has pale grey decor with a contemporary contrast wall covering to one wall, a white ceiling with a pendant light fitting and coved cornices, a double glazed window to the front aspect with a wall mounted central heating radiator below, a TV connection and grey fitted carpet.

**Shower Room - 8' 5" x 5' 2" (2.58m x 1.59m)** The Family Shower Room has grey decor, pale grey brick style tiles in the showering area extending the entire wall on one side, a white ceiling with recessed spot lights, a double glazed window with obscured glass to the side aspect, a chrome wall mounted heated towel rail/radiator and grey and white patterned porcelain floor tiled. The white sanitary ware comprises a shower cubicle with mains fed shower having a raindrop and standard shower head and glass shower screen, a wall mounted vanity unit inset with wash hand basin and chrome single lever mixer tap and a low-level close coupled WC with push buttons flush.

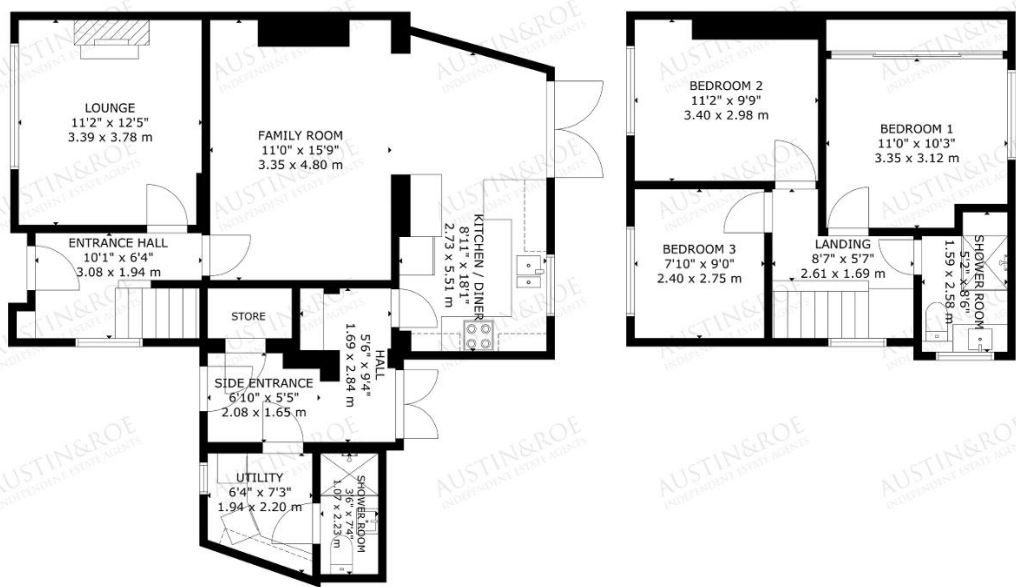
## EXTERIOR

**Outside Areas -** At the front of the property is a "Tarmacadam" driveway extending across the front of the house providing ample parking for four vehicles and wooden fencing to each side.

To the rear is a fully enclosed garden with a paved patio area, a flat roofed gazebo offering undercover outdoor entertaining and alfresco dining, a garden laid to lawn with gravel borders to each side and an adjacent pathway leading to wooden sheds and a decked area. The entire garden is surrounded by wooden fencing.







GROSS INTERNAL AREA  
TOTAL 111 m<sup>2</sup>/1192 sq ft  
GROUND FLOOR: 70 m<sup>2</sup>/751 sq ft FIRST FLOOR: 41 m<sup>2</sup>/441 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



ADDITIONAL PHOTOS



ENERGY EFFICIENCY

