



AUSTIN & ROE
INDEPENDENT ESTATE AGENTS

4 BEDROOM DETACHED FOR SALE - £995,000

LONGTON ROAD, BARLASTON, STOKE ON TRENT, STAFFORDSHIRE, ST12 9AA



KEY FEATURES

- LARGE FOUR BEDROOM DETACHED WITH GARAGE • PARKING ON DRIVE FOR 7+ CARS • SPACIOUS LOUNGE & FORMAL DINING ROOM • OPEN-PLAN FAMILY ROOM WITH KITCHEN • UTILITY & LAUNDRY ROOM • BEAUTIFUL EN-SUITES TO TWO BEDROOMS • STYLISH FAMILY BATHROOM • GAS CENTRAL HEATING & DOUBLE GLAZING

DESCRIPTION

Austin & Roe are delighted to offer For Sale this immaculately presented Four Bedroom Detached property with garage, parking on driveway and set in landscaped gardens. The property is in the village of Barlaston and within walking distance of the school, the local hostelry, cricket ground and many other local amenities.

The property comprises an Entrance, Hall, Lounge, Dining Room, Open-plan Family Room and Kitchen, Pantry, Laundry and Guest Cloakroom on the Ground Floor; on the First Floor is the Landing, Master Bedroom with En-Suite Shower Room, Second Bedroom with En-Suite Shower Room, Study, Two further Bedrooms and Family Bathroom. The property benefits from gas central heating with a "Tado" heating system controlled by App and double glazing.

The property is set in landscaped gardens with a driveway allowing ample parking for several vehicles and is hidden from the road by a tall copper beech hedge. At the front of the property is an attached garage and shed; at the sides and rear of the property is a garden laid mainly to lawn with mature trees and shrubbery borders giving a lovely back drop to the garden, a large paved patio area for alfresco dining and outdoor entertainment and an area for a hot tub.

Viewing is highly recommended.

Council Tax Band F
Mains Gas & Electricity
Mains Water, Drains & Sewerage.
Broadband FTTC
Mobile coverage
Low Risk of Flooding.
Off Road Parking for 7+ cars on drive.

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/4-longton-road-barlaston>

LOCATION

Barlaston is situated about half way between Stoke-on-Trent and the market town of Stone and has circa 3,000 residents, on the west of the village is the River Trent, Trent & Mersey Canal and is a route of the national cycling network. There is a Golf Club and two Cricket Clubs, a First School, two Public Houses both selling food, a variety of shops and the Wedgewood Centre is close by. Downs Banks is located a little to the south-east of Barlaston. It is owned and managed by the National Trust and is also known as 'Barlaston Downs'. Other attractions include Trentham Gardens and nature reserves close to the area.

GROUND FLOOR

Entrance - 8' 5" x 6' 6" (2.57m x 1.99m) The property is entered through a glazed pale grey composite door with matching side panels into a welcoming entrance hallway, the interior has pale grey walls, a white ceiling with recessed spotlight, a double glazed window to the side aspect, a modern vertical wall mounted central heating radiator and ceramic floor tiles. There is fitted hall furniture in dark grey with storage cupboards to each side, coat hooks and seating with storage below.

Hall - 8' 4" x 7' 1" (2.55m x 2.18m) Continuing from the entrance area is the Hall with matching decor, a white ceiling with central pendant light fitting and doors into the utility areas, a storage cupboard, guest



cloakroom and dining room.

Lounge - 22' 11" x 14' 1" (6.99m x 4.3m) The spacious Lounge, has a modern decor ("Hague Blue" by Farrow & Ball) with dado paneling and wall lights, a white ceilings with coved cornices, double glazed dual aspect windows fitted with shutters, double glazed "French" doors with side panels all fitted with pull down blinds to the rear paved patio area and wall mounted traditional style central heating radiators. The chimney breast is inset with a gas fire on a white stone hearth and is fitted with a mantel shelf having a connection for a wall mounted TV above. There are fitted storage cupboards to one alcove with a shelf above and wooden parquet flooring.

Dining Room - 17' 10" x 11' 6" (5.44m x 3.51m) The formal Dining Room has pale grey decor, a white ceiling with a central pendant five-lamp light fitting, a double glazed window fitted with shutters to the front aspect and a wall mounted traditional central heating radiator below and large off-white porcelain floor tiles. The stairs rise to the floor above having removable newel post and stair rails allowing for furniture to be taken to the first floor. there is a door into the lounge and an opening into the family room/kitchen area.

Kitchen/Family Room - 23' 8" x 21' 10" (7.22m x 6.68m) The impressive Kitchen/Family room has pale grey and white decor, recessed spotlights and three pendant light fittings over the island unit, a double glazed window to the rear aspect and two dual aspect double glazed "French" doors, a double glazed roof window to the semi-vaulted ceiling and off-white porcelain floor tiles which have under-floor heating.

There is a selection of full height and base units topped with white "Quartz" counter tops with white tiled splash back and inset with a black glass induction hob having central extractor, a built-in "Bosch" oven and microwave and an "American style fridge-freezer.

The island unit is inset with a one-and-half bowl ceramic sink having a swan neck instant boil dual lever mixer tap, an integrated red wine and white wine storage unit to each side, and storage units to one side. The counter top extends over the other side to form the breakfast bar.

In the family area there is ample space for a table and four chairs, a couple of sofas and there is a wall mounted TV connection point.

There is a door from the kitchen opening into the utility areas.

Pantry Area - 8' 5" x 8' 2" (2.57m x 2.49m) The Pantry has grey and white decor, recessed spotlights to the ceiling, neutral wooden panelling with coat hooks, dark grey full height fitted larder units, space for a fridge-freezer and patterned porcelain floor tiles flowing through from the entrance and hall with underfloor heating.

Laundry Area - 14' 0" x 8' 5" (4.27m x 2.57m) The Laundry area is open-plan to the pantry area and has matching decor, a white ceiling with recessed spot lights and an extractor fan, dual aspect double glazed windows and a matching exterior door, neutral wooden panelling with coat hooks and porcelain floor tiles with underfloor heating.

There is a selection of dark grey full height, wall and base units with "Quartz" counter tops and upstands which is inset with a ceramic sink having a swan-neck dual lever mixer tap, spaces and plumbing for a washing machine and tumble dryer below.

Guest Cloakroom - 6' 7" x 3' 4" (2.03m x 1.03m) The Guest Cloakroom is situated in the hall and has a pale grey decor with white half-height ceramic tiles, a white ceiling with recessed spotlights and an extractor fan, a chrome heated towel rail/radiator and ceramic floor tiles. The white sanitary are comprises a vanity unit inset with a wash hand basin and black single lever mixer tap and a low-level close coupled WC with a push button flush.

FIRST FLOOR

Stairs & Landing - 12' 2" x 4' 3" (3.72m x 1.32m) The Stairs rise with a quarter turn from the dining room to the landing above pale grey decor, a white ceiling with twin pendant light fittings and loft hatch giving access to the roof space above and neutral fitted carpet. There doors opening onto three bedrooms and the study area.

Master Bedroom - 18' 2" x 17' 2" (5.55m x 5.25m) The Master Bedroom has neutral decor with a contrast feature wall ("Green Smoke" by Farrow & Ball), a white ceiling with twin pedant light fittings, dual aspect double glazed windows with shutters, a traditional wall mounted central heating radiator in the sleeping area. In the dressing area is a double glazed window to the rear aspect with a wall mounted central heating radiator below, fitted wardrobes with recessed spotlights above and neutral fitted carpet throughout. There is a door opening into the en-suite shower room.

En-Suite to Master Bedroom - 8' 5" x 5' 8" (2.57m x 1.74m) The en-suite Shower Room has blue walls with white half tiling (full height in the showering area), a white ceiling with recessed lighting, extractor fan and loft hatch allowing access to roof space, a double glazed window fitted with shutters to the front aspect, a wall mounted traditional central heating radiator and porcelain floor tiles. The white sanitary ware comprises a large shower cubicle with mains fed shower, both standard and raindrop shower heads and a glass shower screen door, a vanity unit wash hand basin and chrome mixer taps and a low-level hidden cistern WC with push button flush.

Study - 12' 10" x 8' 11" (3.92m x 2.74m) The Study has grey decor, a white ceiling with pendant light fitting, a double glazed window fitted with shutters to the front aspect with a wall mounted central heating radiator below, fitted storage units to one wall and neutral fitted carpet.

Bedroom 2 - 22' 2" x 13' 9" (6.77m x 4.22m) The Second Bedroom has pale grey decor with a darker grey contrast wall, a white ceiling with twin pendant light fittings, dual aspect double glazed windows with shutters both having wall mounted central heating radiators below and neutral fitted carpet. There is a door opening into the en-suite shower room.

En-Suite to Bedroom 2 - 6' 6" x 4' 6" (1.99m x 1.38m) The En-Suite Shower Room has neutral decor with fully tiled showering area and tiled splash back, a white ceiling with recessed spotlights and extractor fan, a wall mounted chrome heated towel rail/radiator and off-white porcelain floor tiles. The white sanitary ware comprises a mains fed shower and glass shower screen, a vanity unit inset with a wash hand basin and chrome single lever mixer tap and a low-level close coupled WC with push button flush.

Bedroom 3 - 12' 9" x 8' 10" (3.9m x 2.7m) The Third Bedroom has neutral decor, a white ceiling with central pendant light fitting, two double glazed windows with shutters to rear aspect, a wall mounted central heating radiator and neutral fitted carpet.

Bedroom 4 - 8' 10" x 7' 11" (2.7m x 2.43m) The Fourth Bedroom has two-tone neutral decor, a white ceiling with a central pendant light fitting, a double glazed window with fitted shutters to the rear aspect with wall mounted central heating radiator below and neutral fitted carpet.

Family Bathroom - 9' 3" x 8' 2" (2.82m x 2.51m) The Family Bathroom has full height neutral tiling to three walls and a wood effect textured panelling to one wall, a white ceiling with recessed spotlights and extractor fan, a double glazed window with obscured glass and "Roman" blind to the front aspect, a wall mounted heated towel rail/radiator and off white porcelain floor tiles. The white bathroom suite comprises a white porcelain stand alone tub with pillar single lever mixer tap with hair wash facility, a mains fed shower with both raindrop and standard shower head and glass shower screen, a vanity unit topped with a porcelain wash hand basin and single lever pillar tap and a hidden cistern WC with push button flush.

EXTERIOR

Garage - 17' 8" x 9' 2" (5.39m x 2.81m) The garage has an up-and-over garage door, a window to the rear aspect and benefits from power, lighting Batteries in the garage for storing electricity. There is an electric car charging point.

Storage Shed - 12' 4" x 7' 0" (3.76m x 2.14m) Next to the garage is a Storage shed benefitting from power and lighting.

Outside Areas - At the front of the property is a cobbled driveway with tall copper beech hedging affording privacy and which opens out into a large area for the parking of numerous vehicles. To the front is a wooden illuminated retaining wall which extends to the side with specimens shrubs and plants and has gravel topping, to the other side is a front garden laid to lawn with pillar lighting and a wooden fence with a gate giving access to the rear.

The private back garden is mainly laid to lawn with raised borders of shrubs and trees with lighting, a paved path which extends around the house and opens out into patio areas for alfresco dining, outdoor entertaining, a sitting area with a gas 'fire-pit' and extends round to the side aspect with an area which has been plumbed for a hot tub. The rear garden has a backdrop of trees and shrubs, a block paved area with a gazebo and a summerhouse/garden shed.





GROSS INTERNAL AREA
 TOTAL: 239 m²/2,577 sq.ft.
 GROUND FLOOR: 138 m²/1,487 sq.ft. FIRST FLOOR: 105 m²/1,130 sq.ft.
 EXCLUDED AREA: GARAGE: 15 m²/163 sq.ft. STORAGE SHED: 6 m²/67 sq.ft.
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



ADDITIONAL PHOTOS



ENERGY EFFICIENCY

