



AUSTIN & ROE
INDEPENDENT ESTATE AGENTS

4 BEDROOM DETACHED FOR SALE - £565,000

LAKWOOD DRIVE, BARLASTON, STOKE ON TRENT, ST12 9BH



KEY FEATURES

• 4 BEDROOM DETACHED FAMILY HOME • SOUGHT AFTER VILLAGE LOCATION • EN-SUITE TO THREE BEDROOMS • BEAUTIFUL GARDEN • LARGE MASTER BEDROOM • NEWLY DECORATED KITCHEN • GOOD SIZED BEDROOMS

DESCRIPTION

Austin & Roe are delighted to offer For Sale this Four Bedroom Detached Property in the popular village of Barlaston, close to local amenities.

The Property comprises an Entrance Hallway, Living Room, Snug, Kitchen, Store, Half Garage, Guest Cloakroom and Conservatory on the Ground Floor; on the First Floor is the Landing, Study Area, Three Bedrooms - two having En-Suite Shower Rooms and Family Bathroom; on the Second Floor is the Master Bedroom with Walk in Wardrobe and En-Suite.

The property is approached through an archway of mature Beech hedging, in to the long driveway for three cars which is block paved, having areas either side with well maintained shrubbery borders.

At the rear of the property is a mature garden, with paved area for alfresco dining and outdoor entertaining, a large lawn with brick lined borders, a painted summerhouse, a decked seating area with pergola above together with a covered BBQ area and a further raised area on timber sleepers to provide further seating opportunities.

Council Tax Band E
Mains Gas & Electricity
Mains Water, Drains & Sewerage
Broadband FTTC
Mobile Coverage
Low Risk of Flooding

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

<https://my.360picture.uk/tour/bellamaria>

GROUND FLOOR

Entrance Hall - 17' 0" x 6' 5" (5.19m x 1.96m) The property is entered via a white glazed uPVC door with obscured glass glazed side panels into a welcoming Entrance Hallway with neutral decor, two glass pendant light fittings, a wall mounted central heating radiator with ornate cover and oak wooden flooring. There are doors opening into the Living Room, Garage, Kitchen and Guest Cloakroom and stairs rising to the floor above.

Living Room - 18' 6" x 11' 9" (5.65m x 3.59m) The spacious Living Room has a neutral decor with patterned neutral wall covering to one wall, a central glass light fitting, a double glazed bay window to the front aspect and a stone effect fireplace and hearth. The Living Room has neutral fitted carpet, TV connection and power points.

Snug - 11' 3" x 9' 6" (3.43m x 2.9m) The Snug follows on from the Living Room in style, with neutral decor, a central glass light fitting, neutral fitted carpets and TV connection and Power points. Double glazed double patio doors lead in to the conservatory, and a white panel door leads in to the Kitchen.

Kitchen - 16' 10" x 10' 4" (5.15m x 3.17m) The modern Kitchen has white walls with neutral patterned paneled splash backs, recessed spotlights and feature three lamp pendant, a double glazed window to the rear aspect, a double glazed patio door accessing the Conservatory and laminate tile effect flooring.

There is a selection of cream shaker style wall and base units with pale wooden countertops and plinth lighting, inset with a white composite bowl and a half sink, drainer and stainless steel mixer tap with pull down spray, electric hob with extractor cooker hood above,



Integrated electric oven and grill, dishwasher, washing machine and

fridge.

Store - 7' 8" x 8' 3" (2.37m x 2.54m) The Store has neutral decor, a central light fitting, wooden flooring, a wall mounted central heating radiator, open shelving and cupboard units to provide useful storage.

Half Garage - 7' 8" x 9' 5" (2.37m x 2.89m) The Garage provides useful storage space, it has white decor, a central light fitting, a metal up and over door, space and connection for a tumble dryer and chest freezer, fitted neutral carpet and a door in to the Store. The boiler is located here.

Guest Cloakroom - 5' 8" x 5' 0" (1.75m x 1.54m) The Guest Cloakroom has neutral decor, recessed spot lights, a wall mounted central heating radiator and seagrass fitted flooring. The white sanitary ware comprises a wooden vanity unit with inset wash hand basin with chrome single lever mixer tap and mosaic tiled splash back and a low-level close coupled WC with push button flush.

Conservatory - 16' 1" x 9' 3" (4.92m x 2.83m) The Conservatory is a uPVC construction, with full height glazing, curtains and a vaulted uPVC paneled roof. There is wooden flooring, exposed brick wall, a wall mounted central heating radiator, power points, high level wall lighting and double doors opening up in to the garden.

FIRST FLOOR

Bedroom 2 - 13' 11" x 11' 1" (4.26m x 3.4m) Bedroom 2 has neutral decor with a feature neutral wallcovering to one wall, a central pendant light fitting, a double glazed window to the front aspect, a wall mounted central heating radiator, a double door built in wardrobe, neutral fitted carpet, TV connection and power points. A door leads in to the En-Suite Shower Room.

Bedroom 2 En-Suite - 8' 2" x 4' 5" (2.5m x 1.36m) The Bedroom 2 En-Suite benefits from neutral decor, half height textured white wall tiling, full height to the shower area, recessed spot lights, a wall mounted central heating radiator and a double glazed obscured glass window to the side elevation. The white bathroom suite comprises a mains shower and glass shower screen, a pedestal wash hand basin with chrome single lever mixer tap and a low-level close coupled WC with push button flush.

Bedroom 3 - 11' 5" x 11' 3" (3.49m x 3.45m) Bedroom 3 has neutral decor with a feature neutral wallcovering to one wall, a central pendant light fitting, a double glazed window to the front aspect, a wall mounted central heating radiator, a double door built in wardrobe, neutral fitted carpet, TV connection and power points. A door leads in to the En-Suite Shower Room.

Bedroom 3 En-Suite - 7' 7" x 4' 6" (2.32m x 1.39m) The Bedroom 3 En-Suite benefits from neutral decor, half height textured white wall tiling, full height to the shower area, recessed spot lights, a wall mounted central heating radiator and a double glazed obscured glass window to the side elevation. The white bathroom suite comprises a mains shower and glass shower screen, a pedestal wash hand basin with chrome single lever mixer tap and a low-level close coupled WC with push button flush.

Bedroom 4 - 9' 4" x 8' 8" (2.85m x 2.66m) Bedroom 4 has neutral decor, a central pendant light fitting, a double glazed window to the rear aspect, a wall mounted central heating radiator, a double door built in wardrobe, neutral fitted carpet, TV connection and power points.

Family Bathroom - 6' 7" x 6' 0" (2.03m x 1.85m) The Family Bathroom has half height black ceramic tiling with feature mosaic trim, recessed spotlights, a double glazed obscured glass window and neutral fitted carpet. The white bathroom suite comprises a panel bath with chrome taps, a pedestal wash hand basin, a low-level close coupled WC with push button flush and a wall mounted central heating radiator and extractor fan.

Study Area - 8' 0" x 5' 5" (2.44m x 1.66m) The Study Area is on the First Floor Landing. It has neutral decor, space for a sofa or desk, storage space, central glass light fitting and has a double glazed window with aspect to the rear.

Stairs and Landing - 16' 0" x 6' 4" (4.9m x 1.94m) The Stairs rise from the Entrance Hallway to the Landing above, with neutral decor, a central glass light fitting and neutral fitted carpet. There are doors opening into the Three Bedrooms, Family Bathroom and Store, and Stairs leading to the Second Floor.

SECOND FLOOR

Master Bedroom - 15' 10" x 13' 6" (4.84m x 4.14m) The master Bedroom has pale grey decor, with a vaulted ceiling and central feature light fitting. There is a double glazed dormer window with aspect to the rear, a wall mounted central heating radiator below, fitted grey carpets, TV and power connection. An open archway leads to the Walk in Wardrobe and En-Suite.

Master Bedroom En-Suite - 9' 8" x 8' 6" (2.97m x 2.6m) The modern Master Bedroom En-Suite has half height grey stone effect wall tiles, full height behind the shower area with feature mosaic panel, pale grey decor with recessed spot light, a double glazed obscured glass dormer window with aspect to the rear, and a grey tiled floor. The white bathroom suite comprises a large walk in shower with glass screen, large raindrop shower head with chrome fittings, a white vanity unit with inset wash hand basin and chrome mixer tap, and a low-level close coupled WC with push button flush.

EXTERIOR

STONE

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Garden - At the rear of the property is a mature garden, with paved area for alfresco dining and outdoor entertaining, a large lawn with brick lined borders, a painted summerhouse, a decked seating area with pergola above together with a covered BBQ area and a further raised area on timber sleepers to provide further seating opportunities.



