



# 11 Diamond Ridge

Barlaston, ST12 9DS

£425,000

**Tinsley  
Garner**

independent property expertise



A detached two bedroom bungalow in arguably one of the area's most popular and sought after 'bungalow locations', on the edge of Barlaston village with far reaching westerly views to the rear. The property offers good size accommodation with spacious hallway, large sitting room with adjoining upvc conservatory, modern breakfast kitchen, two bedrooms & bathroom. In good order throughout with gas central heating & upvc double glazed windows, single garage & carport. Good size well maintained garden with fabulous open views to the rear. Internal pictures and further details to follow. There will be no upward chain.

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## Recessed Porch

## Entrance Hall

Spacious reception area with part glazed upvc front door, glazed double doors leading through to the lounge. Radiator.

## Cloakroom & WC

With suite comprising WC & hand basin. Radiator.

## Lounge

A spacious sitting room which is to the rear of the bungalow with French doors opening through to the conservatory. Chimney breast with a period style surround, marble inset and hearth and living flame gas fire. Radiator.

## Conservatory

A large garden room / conservatory built on a brick base with upvc double glazed windows and roof panels and French doors opening to the patio area. Ceramic tiled floor. Radiator.

## Dining Kitchen

A spacious kitchen with space for a dining table. The kitchen has been upgraded featuring a range of wall and base cabinets with oak doors and co ordinating granite style work surfaces with inset sink unit. Integrated appliances comprise: stainless steel gas hob with matching extractor hood, eye level electric double oven, integrated washing machine and midi size dish washer. Wood effect flooring. Radiator. Windows to the front and side, door to the side. Access hatch to loft space.

## Utility Room

A small separate utility, door from the hall adjacent to the kitchen.

## Bedroom 1

Double bedroom with rear facing window and open views. Fitted wardrobes with bed recess and bedside cabinet. Radiator.

## Bedroom 2

Double bedroom with window to the front. Built-in wardrobe. Radiator.

## Shower Room

Modern shower room fitted with a white suite comprising: walk-in shower enclosure with glass screen and thermostatic shower, pedestal wash basin and WC. Part ceramic tiled walls, wood effect flooring. Radiator. Window to the side of the bungalow.

## Outside

Block paved driveway with parking for 2 / 3 cars leading to a n attached and large single garage with twin wooden door. The garage has loft storage, light and power. Modern wall mounted Baxi gas central heating





boiler. Mature gardens front and rear which are mainly lawn with established trees, shrubs and flower beds. Paved patio area and fabulous open views to the rear looking out towards the hills of Tittensor Chase and Trentham in the distance.

### General Information

Services: Mains gas, water, electricity & drainage. Gas central heating.

Council Tax band

Viewing by appointment

For sale by private treaty, subject to contract.

Vacant possession on completion.

3/18/2021

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

## Energy performance certificate (EPC)

11, Diamond Ridge Barkston STOKES-ON-TRENT ST12 9DS	Energy rating <b>E</b>
Valid until 5 March 2029	Certificate number 0635-2826-7072-9401-1935

**Property type**  
Detached bungalow

**Total floor area**  
87 square metres

### Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be D.

[See how to improve this property's energy performance.](#)

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0635-2826-7072-9401-1935>

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