



69 Barlaston Old Road

Trentham, ST4 8HD

£725,000

**Tinsley
Garner**

independent property expertise



An exceptionally spacious Edwardian family home in one of the area's most sought after residential locations strolling distance to Trentham Golf Club. This is a house on a grand scale offering oodles of living accommodation complemented by an elegant sufficiency of bedrooms, three bathrooms and with the added benefit of a leisure suite with indoor heated swimming pool and gym. The house itself has been extensively updated in recent years with a stylish new kitchen, three new bathrooms, majority upvc double glazed windows, and overall is presented to a high standard throughout. The outside space is equally generous with private gardens, a huge amount of parking and detached 2/3 car garage with adjoining workshop. Superb location striding distance to the first tee, five minutes from Trentham Gardens and with a few minutes drive of the Royal Stoke University Hospital. A fabulous family home in the very best of locations. Viewing Essential.

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Enclosed Porch

Fully enclosed porch with upvc double outer doors.

Reception Hall

A fabulous entrance to the house which features a gleaming white porcelain floor and an elegant wooden staircase to the first floor landing. Wooden front door and side lights with original decorative stained glass panels. Period Lincrusta wood effect panelling extending throughout the hall staircase & landing, original cornice. Under stairs cloaks cupboard. 'Servants' staircase with pantry below. Radiator.

Cloakroom & WC

Featuring a white contemporary style suite with enclosed cistern WC and wash basin in vanity cupboard. Ceramic tiled floor and wall tiling to full height. Electric radiator.

Sitting Room 6.66 x 4.53m (21'10" x 14'10")

A grand reception room which has a bay window to the front and smaller window to the side. The bay has 5 sash windows with wooden secondary glazed windows. Tall arched brick built fireplace with wooden mantle, raised slate hearth and wood burning stove. Original cornice. Wall lights & centre light. Two radiators.

Study / Den 3.62 x 3.63m (11'11" x 11'11")

A perfect home office or kid's den which has three sash windows to the front of the house and wooden flooring. Wall lights & centre light, TV aerial connection. Radiator.

Dining Room 5.89 x 4.83m (19'4" x 15'10")

A fabulous entertaining room which has a tall bay window to the side of the house and smaller

window to the rear looking through to the swimming pool. Oak floor and original ceiling cornice. Two radiators.

Breakfast Kitchen 10.78 x 4.84m (35'4" x 15'11")

A large open plan kitchen with space for casual dining. The kitchen features an extensive range of wall and base cupboards with Shaker style walnut cabinet doors, stainless steel handles and co-ordinating black granite work surfaces. Island unit with small breakfast bar and under set sink unit. Exposed brick chimney breast with fitted dual fuel range cooker and a full range of integrated appliances comprising: Bosch American style refrigerator, fully integrated dishwasher, microwave oven and coffee machine. Three windows to the side of the house, ceramic tiled floor throughout. Inset low energy lighting throughout.

Rear Porch / Utility Area.

With upvc part glazed outer 'stable door'. Adjoining utility room and store.

Gallery Landing

Turned staircase with half landing and large stained glass window to the rear of the house.

Main Bedroom

A large double bedroom which has a large window to the front of the house looking towards the golf course. There is an extensive range of fitted bedroom furniture with painted wooden doors featuring wardrobes with hanging space and shelving, matching bedside cabinets, dressing table and storage. Connection for wall mounted TV. Radiator.

En-Suite Shower Room



Fitted with a modern contemporary style suite featuring walk-in shower enclosure with glass screen and thermostatic rain shower, wash basin in vanity unit with marble counter top and WC. Ceramic wall tiling to full height and tiled floor. Period style chrome heated towel radiator.

Bedroom 2 4.97 x 4.95m (16'4" x 16'3")

Double bedroom with window to the side of the house and French window to the rear opening to a roof terrace. Connection for wall mounted TV. Radiator.

En-Suite Shower Room

Fitted with a white contemporary style suite featuring walk-in shower enclosure with glass screen and thermostatic rain shower, semi-pedestal wash basin & WC. Ceramic wall tiling and tiled floor. Chrome heated towel radiator.

Bedroom 3 4.33 x 3.42m (14'2" x 11'3")

Double bedroom with window to the side of the house. Connection for wall mounted TV. Radiator,

Bedroom 4 3.74 x 3.73m (12'3" x 12'3")

Double bedroom with window to the front of the house. Connection for wall mounted TV. Radiator

Family Bathroom

Featuring a white traditional style suite with freestanding bathtub with chrome ball & claw feet and hand shower attachment, walk-in shower enclosure with glass screen and thermostatic rain shower, pedestal wash basin & WC. Ceramic wall tiling and tiled floor, radiator.

Second Floor Landing

Cinema Room 6.96 x 5.06m (22'10" x 16'7")

The perfect attic hideaway currently used as a cinema room but ideal as a home office or teenager's bed / sitting suite. Vaulted ceiling with exposed beams and inset lighting. Window to the rear of the house. Radiator.

Bedroom / Attic Store 3.80 x 3.73m (12'6" x 12'3")

With bow window to the front of the house. Radiator.

Leisure Suite

To the rear of the house there is an adjoining leisure area featuring an indoor heated swimming pool and gym. The pool area measures 17.23 x 8.48m and has two changing rooms, shower and WC together with a plant room containing the pool filtration equipment and heaters. There are large windows to the side and rear of the building with access to the gardens on three sides.

Garage & Parking 8.03 x 6.08m (26'4" x 19'11")

Large brick built detached garage to the rear of the house with twin remotely operated doors and adjoining workshop measuring 4.26 x 3.34m. Driveway parking to the side of the house with turning area at the front. The enclosed driveway has a sliding electric gate and has space to accommodate a number of vehicles.

Outside Space

The house enjoys large mature gardens which are mainly lawn with established hedge borders giving privacy from neighbouring houses. Block paved patio to the side with plenty of space for outdoor living.

General Information

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

Council Tax Band

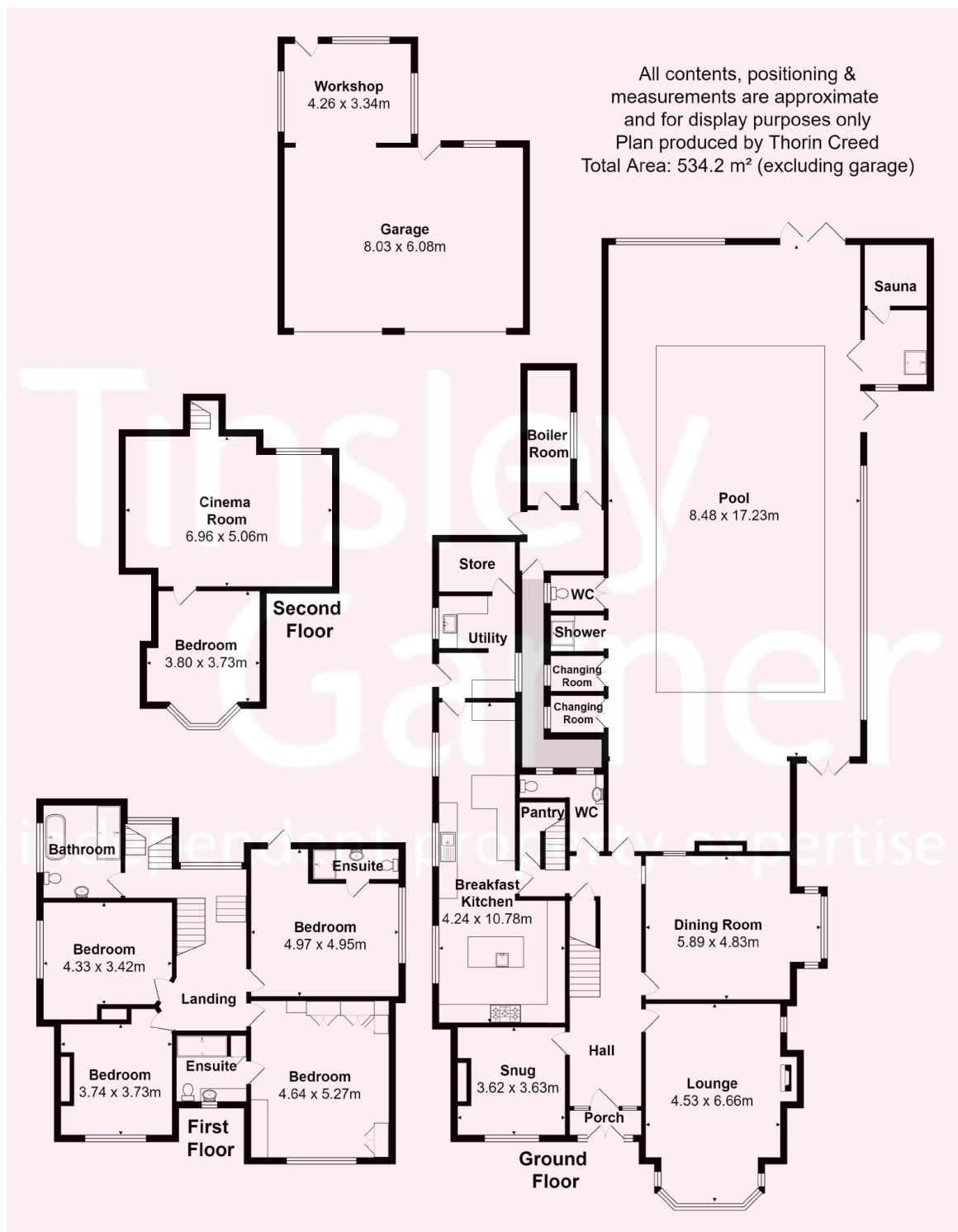
Viewing by appointment

For sale by private treaty, subject to contract.

Vacant possession on completion.







Energy Performance Certificate



69, Barlaston Old Road, STOKE-ON-TRENT, ST4 8HD

Dwelling type: Detached house
Date of assessment: 22 August 2016
Date of certificate: 24 August 2016

Reference number: 8776-6228-8370-6602-1926
Type of assessment: RdSAP, existing dwelling
Total floor area: 305 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:

£ 9,120

Over 3 years you could save

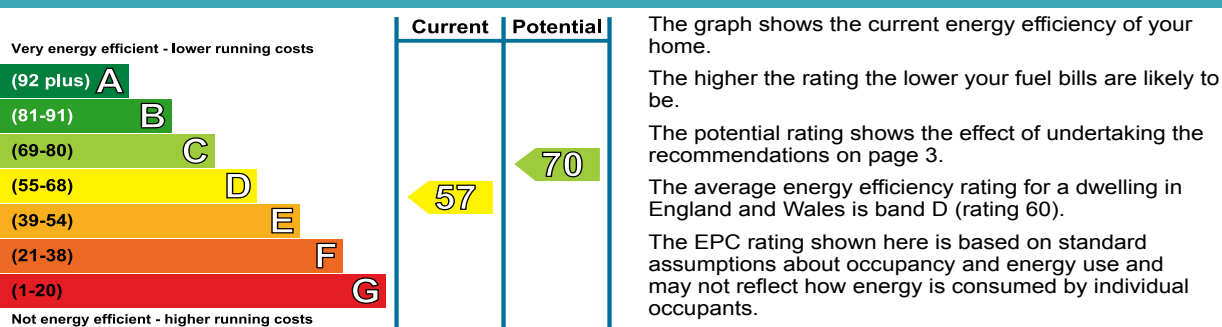
£ 1,989

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 714 over 3 years	£ 357 over 3 years	
Heating	£ 7,953 over 3 years	£ 6,321 over 3 years	
Hot Water	£ 453 over 3 years	£ 453 over 3 years	
Totals	£ 9,120	£ 7,131	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 1,437
2 Floor insulation (suspended floor)	£800 - £1,200	£ 249
3 Low energy lighting for all fixed outlets	£180	£ 303

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.