



Josiah Drive, Barlaston, Stoke-On-Trent
£385,000

BELVOIR!



Josiah Drive

Stoke-On-Trent

ST12 9FN

CHAIN FREE PROPERTY ON THE DESIRABLE WEDGEWOOD ESTATE, BARLASTON ESTABLISHED BY DAVID WILSON HOMES

A recently built property which is steeped in style and quality. This magnificent four bedroomed detached family residence is located on the highly popular and luxurious grounds. Perfect for families and couples who wish to enjoy a semi-rural location with local countryside walks at your doorstep and a humble community where there is only to a short commute to Trentham with the favourable Trentham Gardens Estate with its shopping, eateries, walks and annual concerts and many more events. Stone has plenty of individual bars and restaurants and shops. The locality of this property is fantastic as it is situated close to the M6 commuter gateway, which provides access to Stone, Stafford, Birmingham and Manchester. Closer to home you can easily get to the market town of Newcastle Under Lyme and the popular shopping complexes and retail parks in nearby Hanley and Longton.

Closer to home there are smaller amenities in the nearby Barlaston village centre, along with canal side walks, the popular Barlaston Downs which are just perfect for a brisk family walk on a winter's day. Or a more leisurely summer stroll in the summer months. All followed off with a drink and a meal at the popular and well known Plume of feathers public house and eatery.

Internally the accommodation comprises of luxury and space. The open plan kitchen is the heart of the home with large patio doors leading out to the garden and an additional room of the kitchen with a utility area. A spacious room is perfecting for entertaining with large dining table or family seating. On top of that a large living room great for families and an four large bedrooms.

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Hallway 5.08 x 2.31

Beautiful spacious hallway with stylish decoration, flooring and access to all lower level rooms and the grand stairway.

Cloakroom / WC 1.55 x 1.47

Fitted with a white suite comprising of WC, wash hand basin, storage cupboard, radiator and double glazed window to the front.

Lounge 5.36 x 3.71

Double glazed bay fronted window with maid to measure fitted window shutters and radiator, spacious throughout with decoration befitting of the rest of this residence.

Kitchen Diner 6.12 x 4.55

Open plan and fitted with a modern fitted kitchen with base and wall mounted units with granite worktop over, 1.5 sink with drainer, integrated appliances include a double oven, gas hob with extractor hood over, fridge freezer, dishwasher, and wine cooler. There is a radiator, double glazed feature bay window with double French doors leading to the rear garden and there is plenty of space for a dining table and chairs or sofa, making it an ideal family and sociable kitchen

Utility Room 2.51 x 1.57

Fitted with base and wall mounted units with granite worktop over and with sink inset, integrated appliances include a washing machine and there is space for a dryer. Extractor fan, radiator and door to the garden.

Study 2.87 x 2.34

Double glazed window to the front elevation and radiator. Ideal as an office space, dining area or snug.

Landing
Bright and airy with access to all upper level rooms and the loft access.

Master bedroom with en suite 3.89 x 3.71

Double glazed window to the front, radiator and fitted wardrobes, spacious and well presented. Fitted with a white suite comprising of WC, wash hand basin, shower cubicle, heated towel rail, radiator, extractor fan and double glazed window to the side elevation.

Bedroom Two 4.06 x 2.87

Double glazed window to the front, radiator and built in wardrobe, with decoration to match the rest of the upper level bedrooms.

Bedroom Three 3.81 x 3.78

Double glazed window to the rear, radiator and built in wardrobe.

Bedroom Four 3.10 x 2.29

Double glazed window to the rear, radiator and built in wardrobe.

Family Bathroom 2.67 x 2.31

Fitted with a white suite comprising of panel bath, shower cubicle, wash hand basin, WC, partially tiled walls, heated towel rail, extractor fan, double glazed window to the rear elevation.

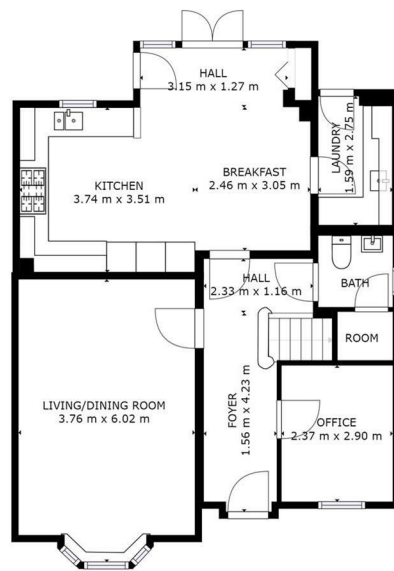
Outside front & Garage

There is a entrance path to the property entrance and off road parking. Driveway leads to the entrance to the detached single garage with up and over door, power and lighting and door to the si

Rear garden

The spacious rear garden is mainly laid lawn with a patios for entertaining and enjoying time with your family and offering suitable privacy.

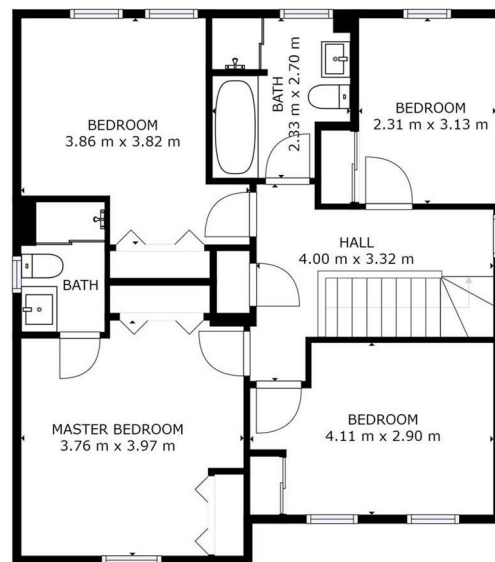




FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 76 m²; FLOOR 2: 70 m²
TOTAL: 146 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 76 m²; FLOOR 2: 70 m²
TOTAL: 146 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A	85	93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC 

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

*****FLOORPLAN TO FOLLOW BY WEEK COMMENCING THE 18TH NOVEMBER 2019*****



BELVOIR!

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