



Waterford Crescent

BELVOIR!



Waterford Crescent

Stoke-On-Trent



A magnificent, state of the art, 5 bedroom detached, residence situated on one of the most prestigious locations in Barlaston. The recently developed site has been thoughtfully crafted by David Wilson Homes and has enabled luxury in the comfort of a home.

Be instantly, impressed by the show stopping, oak framed, Y shaped staircase which architecturally swoops around the center of the home followed with oak effect doors creating a warm, yet welcoming atmosphere upon arrival. From the entrance hall, you can obtain access to the kitchen, living room another two reception rooms, W.C and storage cupboard.

The kitchen fits well within a fantastic family, entertaining room that is truly the heart of the home, whilst providing top quality integrated appliances such as double oven, 6 ring hob, fridge/freezer, dishwasher and microwave surrounded in white gloss cupboards and grey worktops. The family room is full of natural light featuring double patio doors surrounded with windows and ample space for dining table and additional seating area. Perfect for family & friends. From the kitchen there is an additional storage cupboard great use for a pantry and access to the utility room with sink and extra storage, ideal for laundry and an external side door.

The living room is an immense size and you won't struggle for space here but with finishing touches the room is still comfortable and cozy. This room is an example of a perfectly constructed home planned to allow daylight to pour through. The living room has a second set of double doors opening out to the paved patio.

The second reception room is placed at the front of the house with bay window currently being utilised as a stylish study. The room has direct access to the kitchen and consists of another great storage cupboard. The third reception room currently used as a children's playroom is also placed at the front of the house.

If this isn't your dream home already it will be once you've seen the top floor.







Make your way upstairs and continue to be pleasantly surprised by bright and spacious rooms. Opposite the landing is a set of patio doors opening out onto a balcony overlooking the pretty, well designed, Wedgewood Estate edged in countryside.

The Master Bedroom is the room of dreams, a classic bay window, dressing area consisting of four built in, double wardrobes and master ensuite with separate bath and shower. The room is perfectly put together to treasure a luxurious master suite. The second bedroom is also a fantastic size, with two symmetrical windows and en-suite, plus two double wardrobes. The third, fourth and fifth bedroom are all double rooms.

The family bathroom is a classic white suite with separate bath, shower cubicle, sink and toilet.

The interior is perfectly finished with high quality touches, from flooring all the way through to the fitted blinds and shutters that will be included within the sale.

Look Outside:

Tucked away to the side of the left of the property, is a double detached garage with external side garage door enclosed in the garden with fencing for security and privacy. In front of the double garage is a long, double driveway with the ability to park four cars. The front of the house has well-presented front garden and outdoor canopy at the front door.

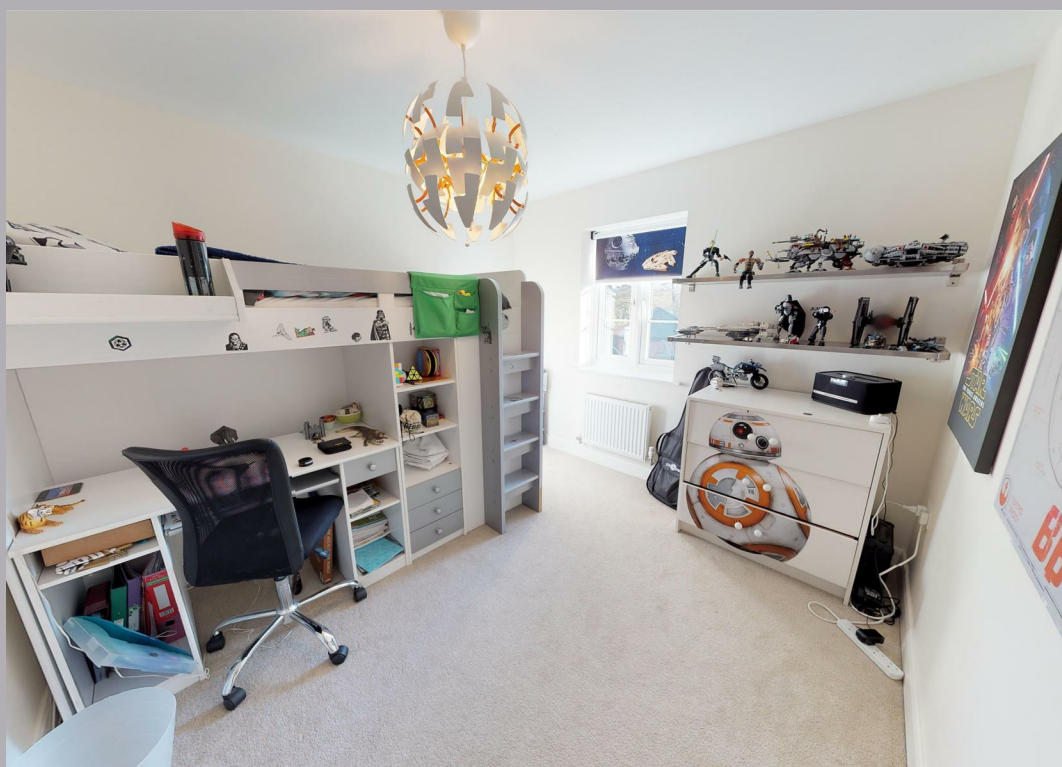
The garden is a tremendous size fully lawned and paved around the property with a patioed section. Perfect for all seasons but especially in the summer months.

Sales Brochure Disclaimer:

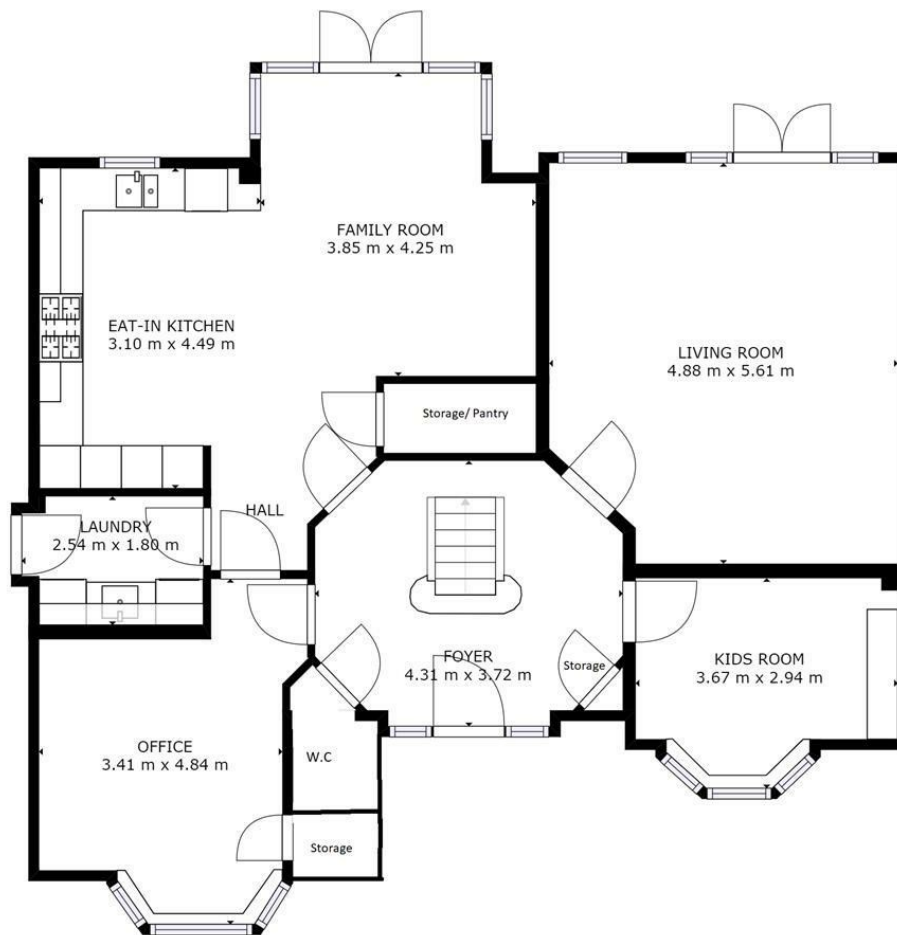
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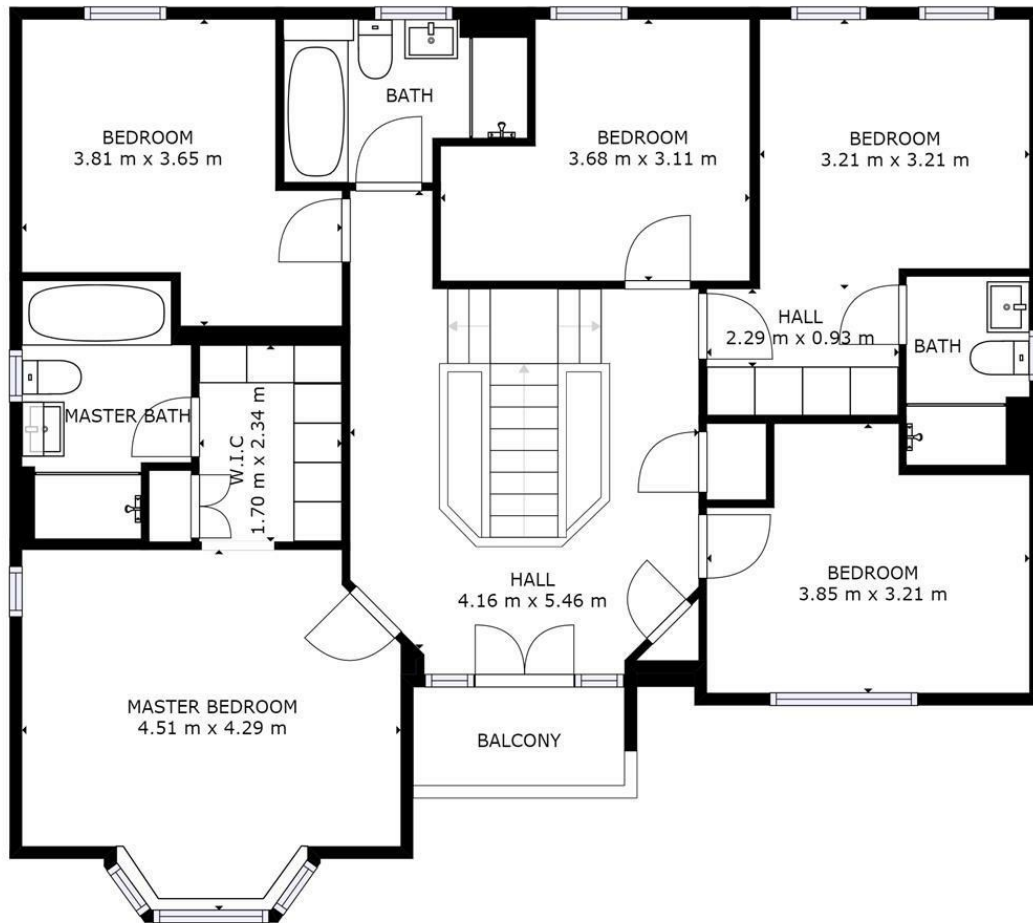




GROSS INTERNAL AREA
FLOOR 1: 108 m², FLOOR 2: 104 m²
TOTAL: 212 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	86	
(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 CO ₂ emissions		
(92 plus) A		89
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 108 m², FLOOR 2: 104 m²
 TOTAL: 212 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

POWERED BY
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