



## Parkglen, Lakewood Drive

Barlaston, ST12 9BH

Offers in excess of £395,000

**Tinsley  
Garner**

independent property expertise



A beautifully appointed detached family home set in a quiet position within Barlaston. A modern and immaculately presented property offering accommodation of generous proportions comprising: reception hall, guest cloakroom, lounge, dining room, snug, dining kitchen with integral appliances and matching utility. The first floor boasts four double bedrooms, two with en-suite facilities and family bathroom. The house also offers a large loft with plenty of scope to be converted to provide additional rooms. The property is approached via a tarmac driveway providing ample off road parking, with mature gardens both front and rear, Upvc double glazing throughout and gas central heating. A lovely house appointed to a high specification in a super location. Viewing highly recommended.

# Parkglen, Lakewood Drive

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## Reception Hallway

A composite part obscure double glazed front door with side light opens to the spacious hallway. With oak effect laminate flooring, radiator and central heating thermostat. Access to the lounge, dining room, snug, guest cloakroom, breakfast kitchen, utility and the first floor stairs.

## Lounge

A good size reception room offering Upvc double glazed French doors opening to the rear garden, marble fire surround, hearth and cast iron style back with inset living flame fire grate, radiator, Sky media connection, carpet and glazed bi-fold doors opening to the dining room.

## Dining Room

Without question a dining room that makes a lasting impression. The former garage was converted to create this light and spacious room with recessed ceiling lights, Upvc double glazed square bay window to the front aspect, vertical radiator and carpet.

## Snug

With Upvc double glazed square bay window to the front of the house, radiator TV connection and carpet.

## Guest Cloakroom

Fitted with white suite comprising; low level push button WC and corner wall mounted wash hand basin with chrome mixer tap. Extractor fan, part tiled walls and tiled floor.

## Breakfast Kitchen

A modern and large kitchen fitted with an extensive range of cream gloss finish wall and floor units, under wall unit lighting, granite effect work surfaces and upstands with brick tile splash-backs and inset

polycarbon 1½ bowl sink and drainer with mixer tap. Upvc double glazed window overlooking the rear garden, recessed ceiling lighting, radiator, large format gloss finish tiled floor and TV connection. Appliances include electric induction hob with stainless steel extractor hood and light above, integral electric double oven, dishwasher, fridge and freezer.

## Utility

Matched to the kitchen with cream gloss finish wall and floor units, granite effect work surface and upstand, inset stainless steel sink with chrome mixer tap, radiator, large format gloss finish tiled floor and Upvc part obscure double glazed door to the side aspect. Plumbing for a washing machine and space for a tumble dryer.

## First Floor

### Stairs & Landing

With white painted spindle, newel post and banister stairs leading to an impressive galleried landing. With carpet throughout, Upvc double glazed window to the front elevation, radiator, central heating thermostat, loft access and cupboard housing the hot water storage system. This loft is very large indeed, it has a drop down ladder, is partially boarded with power and lighting, it also offers plenty of scope to be converted into additional accommodation subject to planning consent.

### Main Bedroom

A spacious master bedroom offering a range of built-in wardrobes and storage to one wall, Upvc



double glazed window overlooking the rear garden, radiator, carpet and doorway to the en-suite shower room.

#### Ensuite Shower Room

Fitted with a white suite comprising; inset low level push button WC, vanity wash hand basin with chrome mixer tap and tiled splash-back, 1200mm fully tiled shower enclosure with mains fed thermostatic shower system. Recessed ceiling lights, radiator, Upvc obscure double glazed window to the side elevation, extractor fan and tiled floor.

#### Bedroom Two

Offering Upvc double glazed window to the rear aspect, built-in wardrobes and storage, carpet, radiator and doorway to the en-suite shower room.

#### Ensuite Shower Room

Fitted with white suite comprising; : pedestal wash hand basin with chrome mixer tap and tiled splash-back, low level push button WC, fully tiled shower enclosure with mains fed thermostatic shower system. Recessed ceiling lights, extractor fan, radiator and tiled floor.

#### Bedroom Three

With Upvc double glazed window to the front aspect, carpet and radiator.

#### Bedroom Four

A fourth double bedroom with Upvc double glazed windows to the front of the house, radiator and carpet.

#### Family Bathroom

A modern bathroom fitted with a white suite comprising; standard bath and panel with chrome mixer tap, low level push button WC, wall mounted wash hand basin with chrome mixer tap, oversize fully tiled shower enclosure with mains fed thermostatic shower system. Recessed ceiling lights, extractor fan, part tiled walls, Upvc obscure double glazed window to the side elevation, chrome towel radiator and tiled floor.



## Outside

### Front

The property is approached via a tarmac driveway providing ample off road parking. The front garden offers a mature hedgerow, trees, large part gravelled shrub and flower border, lawn and paved pathway to an open porch with coach light before the front door. There is side access to the rear garden via a wooden gate and pathway.

### Rear

The enclosed and private rear garden offers a paved patio area and pathway, raised lawn, shrub and flower borders, tree lined backdrop, timber fence panelling and summerhouse.

## General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band E

Note that the property was formerly named 'Springfields', this name appears on the Energy Performance Certificate

## Services

Mains gas, electricity, water & drainage.

Gas central heating.

## Viewings

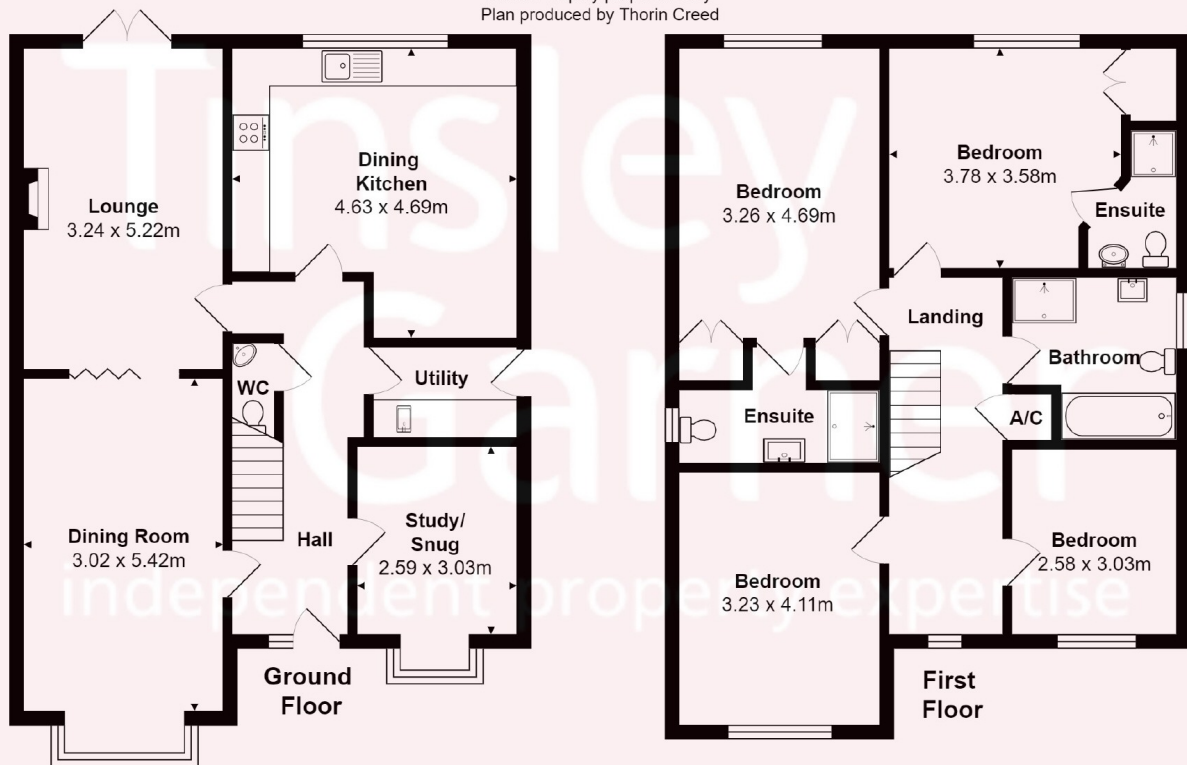
Strictly by appointment via the agent.





Total Area: 164.7 m<sup>2</sup>

All contents, positioning & measurements are approximate and for display purposes only  
Plan produced by Thorin Creed



# Energy Performance Certificate



Springfields, Lakewood Drive, Barlaston, STOKE-ON-TRENT, ST12 9BH

**Dwelling type:** Detached house

**Date of assessment:** 23 June 2014

**Date of certificate:** 23 June 2014

**Reference number:** 2378-1079-7326-2544-7924

**Type of assessment:** SAP, new dwelling

**Total floor area:** 129 m<sup>2</sup>

## 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:**

**£ 1,680**

**Over 3 years you could save**

**£ 132**

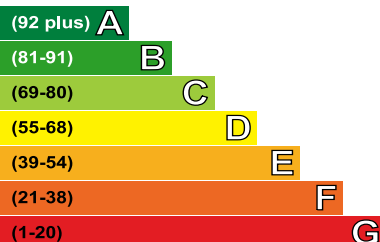
## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 201 over 3 years	£ 201 over 3 years	
Heating	£ 1,164 over 3 years	£ 1,170 over 3 years	
Hot Water	£ 315 over 3 years	£ 177 over 3 years	
<b>Totals</b>	<b>£ 1,680</b>	<b>£ 1,548</b>	

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

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
82	91

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

## Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 132
2 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 741