

21, Diamond Ridge, Barlaston, ST12 9DS



Asking Price £575,000

A beautifully executed re-imagining of dormer bungalow in arguably one of the area's most popular and sought after village locations, on the edge of Barlaston with far reaching westerly views to the rear. This is a truly lovely property which has been completely re-modelled by the present owners, finished to a high specification to create a thoroughly modern home which offers flexible accommodation catering for every requirement of twenty-first century living. Good size accommodation featuring a welcoming dual height reception hall, open plan lounge / dining area and stylish contemporary kitchen with bi-fold doors opening to the patio to create a fabulous indoor/ outdoor living space. There are two double bedrooms on the ground floor together with a luxurious guest bathroom, complemented upstairs by a huge main bedroom with luxury en-suite and a fourth single bedroom / home office. Step outside and you will discover a lovely established garden with oodles of space for outdoor living and full west facing 'sunset view'. Perfect location on the western outskirts of the village, within walking distance of the village centre which offers a variety of amenities catering for day to day needs, two pubs, health centre and dentist together with a regular bus service linking Stafford with Stone, Newcastle and The Potteries.



01785 811 800

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#### Entrance

Open plan the the hallway, featuring a composite part glazed front door with full height windows to the sides and window to the side of the property. Wood effect ceramic tiled floor with under floor heating.

#### Hallway

Impressive reception area with double height ceiling and two roof light windows. Oak staircase with glass balustrade to a gallery landing. Wood effect ceramic tile floor with under floor heating.

#### Lounge / Dining Room

A spacious open plan living space which enjoys panoramic westerly views across farmland towards Tittensor Chase in the distance. The sitting area has wide bi-fold doors opening to the patio and chimney breast with raised hearth and wood burning stove. Rear facing window from the dining area overlooking the garden. Wood effect ceramic tile floor with under floor heating. TV aerial connection and integrated sound system.

#### Kitchen

A supremely stylish kitchen with floor to ceiling windows and bi-fold doors to two sides, enjoying views over the garden and adjoining countryside, together with a lantern roof light. The kitchen features an extensive range of wall & base cabinets with painted handle less cabinet doors and coordinating white quartz work surfaces with under set sink and chrome 'Quooker' boiling hot water tap. Matching island with storage and quartz counter top extending to a breakfast bar seating 4. Fitted appliances comprise; Siemens gas hob, eye level oven, combi oven / microwave and warming drawer, fully integrated dish washer, fridge and freezer. Inset low energy ceiling lights and integrated speaker system. Wood effect ceramic tile floor with under floor heating.

#### Utility Room

The utility room is fitted with wall & base cupboards matching the kitchen, with sink unit, plumbing for washing machine and space for a dryer. Store cupboard. Composite part glazed 'back door'.

#### Guest Bedroom

Double bedroom with window to the front of the property. Two built-in wardrobes. Under floor heating.

#### Bedroom 3

Double bedroom with window to the side of the property, built-in wardrobe. Under floor heating.

#### Guest Bathroom

A stylish contemporary bathroom featuring a white suite with P-shape bath with glass screen and shower over, wall hung vanity basin & WC. Ceramic wall tiling to full height and tiled floor with under floor heating. Window to the front of the property. Chrome heated towel radiator.

#### Gallery Landing

#### Main Bedroom

With a view like this you may never wish to get out of bed! This large main bedroom enjoys panoramic views across open countryside featuring a rear facing window and inward opening French doors with glass Juliet balcony. Built-in wardrobes to the length of one wall. Radiator. Fitted air conditioning unit.

#### En-Suite

A stylish contemporary en-suite featuring: large walk-in shower enclosure with glass screen and thermostatic overhead rain shower, wall hung vanity basin & WC. Wall mounted cabinet and illuminated mirror, chrome heated towel radiator. Ceramic wall tiling to full height and tiled floor. Rear facing window.

#### Outside

The house enjoys great outside space, enjoying a large south-west facing rear garden, backing onto farmland whilst enjoying far reaching views towards Tittensor Chase in the distance. Raised wooden deck and surrounding paved patio providing oodles of space for outdoor living, lawn area and established borders with a variety of shrubs and planting. To the front there is a lawn garden with dwarf boundary wall and planted borders. Good frontage with parking for several cars together with a large attached single garage with remotely operated door.

#### General Information

Services; Mains gas, electricity, water & drainage. Gas central heating - under floor heating to the ground floor and radiators upstairs.

#### Tenure; Freehold

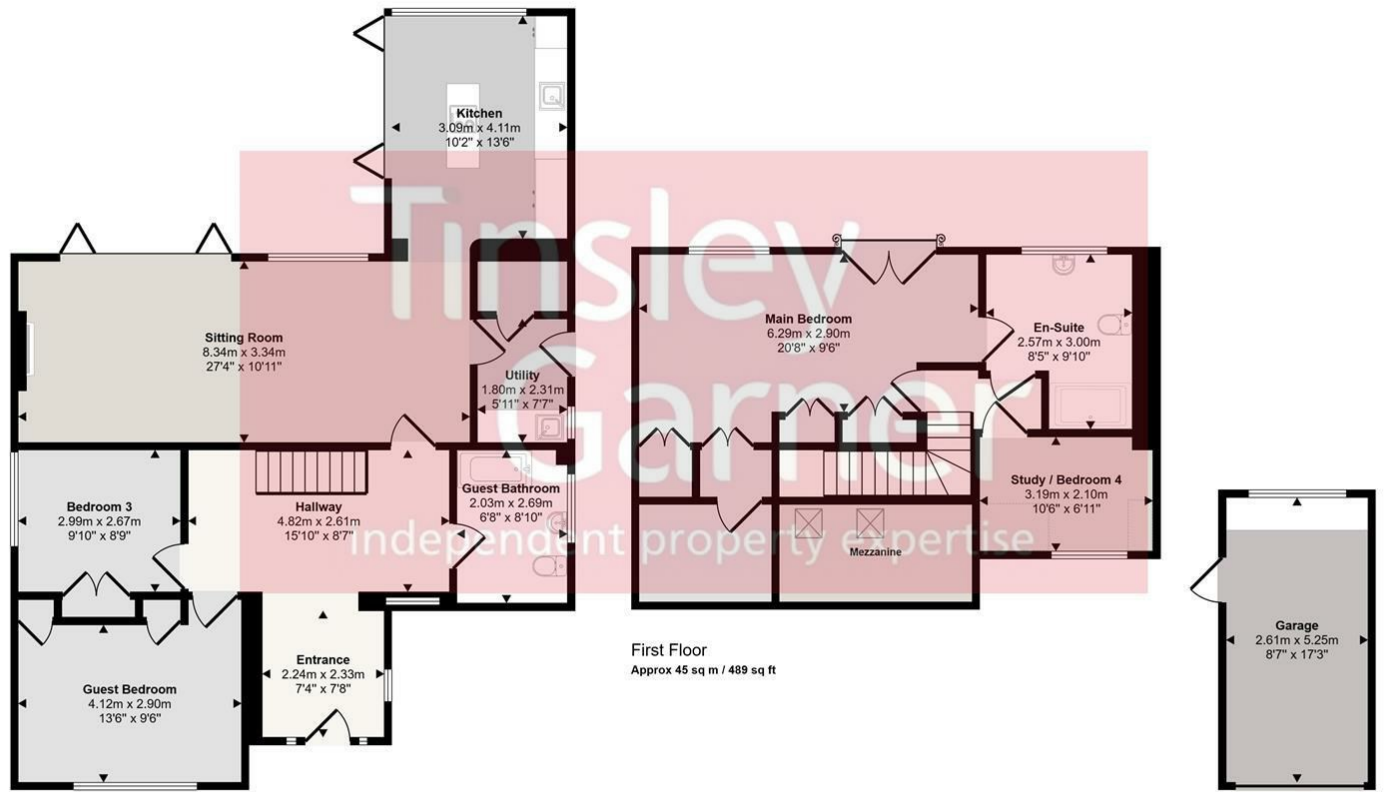
#### Council Tax Band E

#### Viewing by appointment

For sale by private treaty, subject to contract.  
Vacant possession on completion



Approx Gross Internal Area  
157 sq m / 1687 sq ft



Ground Floor  
Approx 98 sq m / 1051 sq ft

First Floor  
Approx 45 sq m / 489 sq ft

Garage  
Approx 14 sq m / 148 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		