



Braemar, 6 Diamond Ridge, Barlaston, ST12 9DT



Offers Over £390,000

A lovely semi-detached bungalow nestled within in a good size plot and in a prime position on Diamond Ridge, arguably one of the best addresses in Barlaston. The village offers delightful Staffordshire countryside walks with the Trent & Mersey canal and Wedgwood Estate nearby, together with local shops and amenities. This property is immaculately presented throughout and offers versatile accommodation comprising; entrance porch, reception hallway, lounge, rear garden room diner, hobby room, fitted kitchen, rear hallway, utility/shower room, three bedrooms and a family bathroom. The property is approached via a block paved driveway providing off road parking before double wooden gates, the gates open to additional parking before a carport and part converted garage. Also benefitting from gas combi central heating, Upvc double glazed windows and doors, mature gardens to both front and rear.

Early viewing essential



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Entrance Porch

A Upvc part obscure double glazed front opens to the porch with tiled floor and further glazed door opening to the hallway.

Reception Hall

Offering ceiling coving, cloaks cupboard, alarm pad, radiator and oak engineered flooring. Access to the lounge, kitchen, all three bedrooms and the bathroom.

Lounge

A spacious reception room offering a brick back chimney opening with oak mantle, slate hearth and inset wood burning stove, Upvc double glazed bay window to the front elevation, two side aspect windows, ceiling coving, two radiators, Virgin Media connection and carpet.

Garden/Dining Room

A fabulous reception room, the perfect spot to entertain and dine in style or just sit and chill. With two sets of Upvc double glazed French doors opening to the rear patio and garden, additional windows, recessed ceiling lights, two radiators, carpet, Virgin Media connection and doorway to the hobby room.

Hobby Room

With Upvc double glazed window to the rear elevation, recessed ceiling lights and oak effect laminate flooring.

Kitchen

Fitted with a range of oak effect wall and floor units, contrasting work surfaces with tiled splash-backs and inset polycarbon sink and drainer with brushed aluminium mixer tap. Upvc double glazed window to the side elevation, recessed ceiling lights, tiled floor and archway to the rear hallway. Appliances including; electric induction hob with extractor hood and light above, integral electric double oven, integral fridge freezer and dishwasher.

Rear Hallway

With Upvc part obscure double glazed door and window to the side aspect and driveway, recessed ceiling lights, radiator, tiled floor, doorways to the utility/shower room and garden room diner

Utility/Shower Room

With fitted wall and floor units, inset ceramic Butler's sink with chrome mixer tap, granite work surface and upstand. Fully tiled walls and floor, recessed ceiling lights, Upvc double glazed window to the side aspect. Plumbing for a washing machine and space for additional appliances. Wall cupboard housing a Worcester Greenstar 35cdi gas combi central heating boiler. Chrome towel radiator, inset low level push button WC and corner shower enclosure with mains fed thermostatic shower system.

Bedroom One

With oak bespoke built-in wardrobes and storage to one wall,

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

Bedroom Two

Offering a Upvc double glazed window overlooking the rear garden, built-in pine wardrobes and storage, radiator and carpet.

Bedroom Three

Presently used as a study with bespoke units, Upvc double glazed window to the rear of the bungalow, radiator, carpet and Virgin broadband connection.

Bathroom

Fitted with a modern white suite comprising; Jacuzzi bath and panel with shower head attachment and music playback function, low level push button WC, pedestal wash hand basin with chrome mixer tap and corner shower enclosure with mains fed thermostatic shower system. Recessed ceiling lights and coving, extractor fan, part tiled walls, tiled floor, Upvc obscure double glazed window to the rear aspect and chrome towel radiator.

Outside

The property is approached via a block paved driveway providing off road parking before double wooden gates. The gates open to additional parking before a carport and part converted garage. The garage has a steel up and over door, power and lighting.

Front

The front gardens offers a low boundary wall, mature stocked shrub border and timber fence panelling. There is access to the rear garden via a wrought iron gate and block paved pathway.

Rear

A good size enclosed rear garden offering a large timber decked veranda with lighting and power, lawn, stocked tree and shrub borders, a raised flower bed, second timber decked patio area, timber fence panelling and shed.

General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band C

Services

Mains gas, water, electricity and sewerage.

Gas combi central heating

Viewings

Strictly by appointment via the agent.



Ground Floor Approx. 120.9 sq. metres (1301.8 sq. feet)



Total area: approx. 120.9 sq. metres (1301.8 sq. feet)

Plan produced by www.firstproperty.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.



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		
	68	77
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
	55	55
England & Wales		
EU Directive 2002/91/EC		