Tinsley Garner
independent property expertise

10, Josiah Drive, Barlaston, Stoke-On-Trent, ST12 9FN

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Offers Over £750,000

Cast your eagle eye over this capacious family home & you cannot fail to be impressed. This modern detached house is located on the edge of the popular and sought after Wedgwood Park development about a mile from Barlaston village and its combination of spacious, flexible accommodation and large plot make it in our opinion the the perfect family home. The accommodation is arranged over three floors featuring three reception rooms combined with a huge dining kitchen and separate utility, main bedroom with dressing room and full en-suite bathroom, two further double bedrooms and family bathroom, complemented on then top floor by two huge double bedrooms and Jack n Jill en-suite bathroom. The house occupies one of the larger plots on the development with sunny south west facing professionally landscaped garden to the rear, off road parking for two cars and a detached double garage. Offered for sale with no upward chain.

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Entrance Hall
Spacious reception area with oak wood effect Karndean flooring. Staircase to the first floor landing with cupboard below. Radiator.

Cloakroom
White suite comprising; WC and hand basin. Radiator.

Lounge
A bright & spacious sitting room which has two windows to the front of the house and glazed panel double doors opening through to the dining room. Two radiators.

Dining Room
Rear facing French doors opening to the patio, door through to the kitchen. Radiator.

Breakfast Kitchen
A super-spacious kitchen with plenty of room to accommodate a family-size dining table. The kitchen features an extensive range of wall & base cupboards with shaker style painted cabinet doors and coordinating quartz counter tops with under set sink unit and mixer tap. Full range of fitted appliances comprising; gas hob with extractor over eye level electric double oven, fully integrated dish washer, fridge, freezer and wine cooler. Concealed under cabinet lighting and skirting lights. Wood effect floor throughout coordinating with the hall. Two rear facing windows and French doors from the dining area opening to the patio.

Utility Room
Fitted with a range of wall & base cabinets matching the kitchen, with quartz counter tops and sink unit, integrated washing machine, wall mounted gas fired central heating boiler concealed in a wall cupboard. Half glazed 'back door'

Family Room
Additional reception room with two windows to the front of the house, ideal as a kid's den or home office.

First Floor Landing
Spacious landing with window to the front of the house and staircase to the second floor landing. Airing cupboard & separate linen cupboard.

Main Bedroom
Spacious main bedroom with two windows to the front of the house. Adjoining dressing area with fitted wardrobes to the length of one wall, window to the rear of the house.

En-Suite Bathroom
Full en-suite bathroom featuring a white suite with bath, walk-in shower enclosure, pedestal basin & WC. Ceramic wall & floor tiling. Heated towel radiator. Rear facing window.

Bedroom 2
Double bedroom with two windows to the front of the house and built-in wardrobe.

Bedroom 3
Double bedroom with two windows to the front of the house and built-in wardrobe.

Family Bathroom
Luxurious family bathroom featuring a white suite with bath, walk-in shower enclosure, pedestal basin & WC. Ceramic wall & floor tiling. Heated towel radiator. Rear facing window.

Second Floor Landing

Guest Bedroom
Spacious attic bedroom with dormer window to the front of the house and 4 Velux roof light windows to the rear giving plenty of natural light.

Bedroom 5
Spacious attic bedroom with dormer window to the front of the house and 4 Velux roof light windows to the rear giving plenty of natural light. Built-in wardrobes. Doors to the Jack n Jill bathroom.

Jack n Jill En-Suite Bathroom
With a white suite comprising; bath, walk-in shower enclosure, pedestal basin & WC. Ceramic wall & floor tiling, heated towel radiator. Rear facing roof light window.

Outside
The house occupies one of the larger plots on the development and is set in professionally landscaped gardens which are designed for maximum enjoyment with oodles of space for outdoor living. Extensive paved patio area extending across the rear of the house with lawn area and raised borders. The gardens enjoy a south west aspect to the rear with sunshine throughout the day and into the evening. Wide frontage with lawn garden and hedge border. Off road parking for two cars and a detached double garage.

General Information
Services; Mains gas, electricity, water & drainage. Gas central heating

Council Tax Band G

Tenure; Freehold

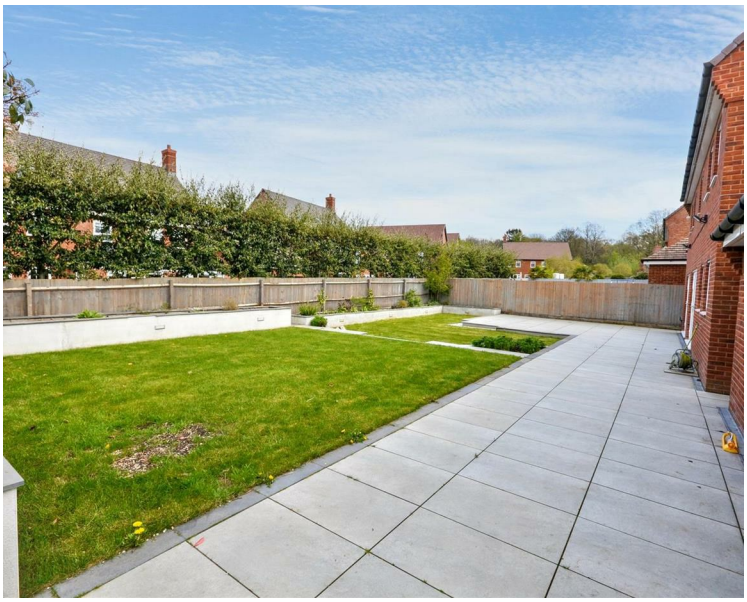
Viewing by appointment

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

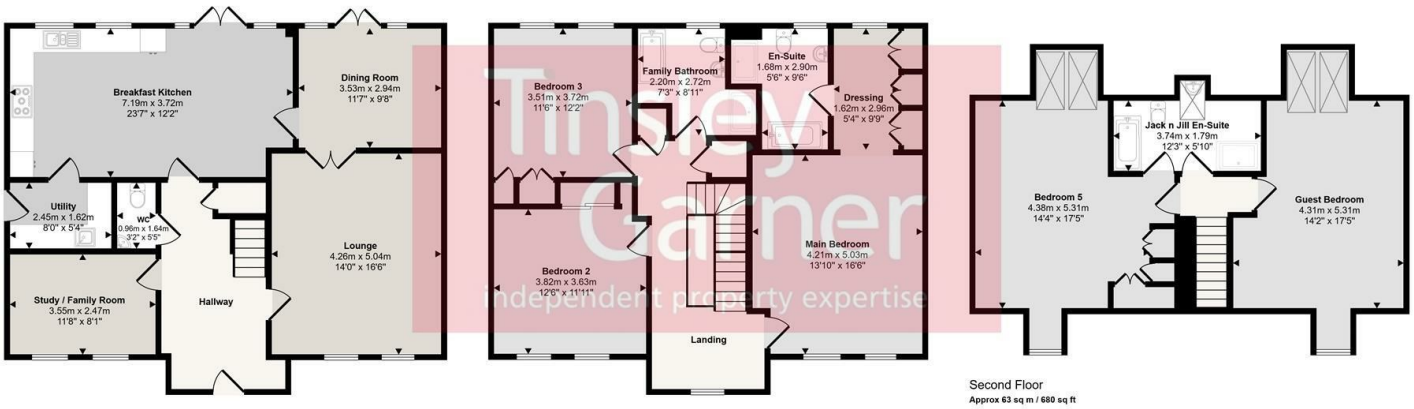
The Area
Countryside walks are on the doorstep with the canal tow path with strolling distance and Barlaston village centre which offers a variety of amenities just a few minutes away. Just over 2 miles along the nearby Trent & Mersey canal are the spectacular Trentham Gardens where 725 acres of natural beauty and award winning gardens lie in await of exploration, as is the glorious ancient woodland, a unique outdoor shopping village and regular events.

Minutes away from the A34, A50 and M6, the property is within easy commuting distance of The Royal Stoke Hospital, The Potteries, Stone and Stafford and 10 mins from Stoke-on-Trent station: London Euston 1hr 40 mins, Manchester Piccadilly 45 mins, Birmingham New Street 40 mins.

Manchester, Liverpool, Birmingham and East Midlands airports are all within a hour drive.



Approx Gross Internal Area
244 sq m / 2631 sq ft



Ground Floor
Approx 90 sq m / 972 sq ft

First Floor
Approx 91 sq m / 980 sq ft

Second Floor
Approx 63 sq m / 680 sq ft

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.