

## 13 Skeaping Drive, Barlaston, Stoke-On-Trent, ST12 9FJ



**Freehold £390,000**

Bob Gutteridge Estate Agents are delighted to bring to the market this beautiful, modern semi-detached home, situated on an enviable plot within the highly desirable Wedgwood Development in Barlaston. This attractively presented property enjoys open countryside views to the front, along with generously sized gardens to both the front and rear. As you would expect from a home of this calibre, it benefits from Upvc double glazing and gas combi central heating. In brief, the accommodation comprises an entrance hall, downstairs WC, bay-fronted lounge, and a modern open-plan fitted kitchen/dining room, complemented by a separate utility room. To the first floor is a master bedroom featuring a walk-in wardrobe and en-suite shower room, along with a further bedroom and family bathroom. The second floor provides two additional bedrooms and a further shower room. Externally, the property continues to impress with its well-maintained gardens, off-road parking, and a brick-built garage. This thoughtfully designed family home is perfectly positioned close to Wedgwood Lake and Cricket Club, offers excellent canal-side walking opportunities, superb commuter links, and easy access to the outstanding amenities of Barlaston Village.

### ENTRANCE HALL

With composite double glazed front access door with inset Georgian pattern, pendant light fitting, modern grey wood effect flooring, power point, stairs to first floor landing and doors lead off to rooms including;



### DOWNSTAIRS WC

With pendant light fitting, a white suite comprising of low level WC, pedestal sink unit with splashback and modern grey wood effect flooring.



**FULL WIDTH LOUNGE 6.10m x 3.61m (20'0" x 11'10")**

With Upvc double glazed windows to front and side aspects with inset Georgian pattern, two pendant light fittings, two panelled radiators, TV aerial connection point, BT telephone point (Subject to usual transfer regulations) and power points.



**FITTED KITCHEN / DINER 6.10m x 4.19m (20'0" x 13'9)**

With Upvc double glazed bay window to side with inset Georgian pattern, Upvc double glazed double patio doors to rear, Upvc double glazed window to rear, two pendant light fittings, a range of base and wall mounted high gloss cream storage cupboards providing ample domestic cupboard and drawer space, oak effect work surfaces with built in stainless steel sink unit with mixer tap above, built in four ring gas hob unit with oven/grill beneath plus extractor hood above, integrated fridge/freezer, integrated dishwasher, built in boiler cupboard, under cupboard lighting, heat detector, power points and door leads off to;



**UTILITY ROOM 1.80m x 1.78m (5'11" x 5'10")**

With pendant light fitting, a range of base and wall mounted cream storage cupboards providing ample domestic cupboard space, oak effect work surface, plumbing for automatic washing machine, space for condenser dryer, modern grey wood effect flooring and power points.

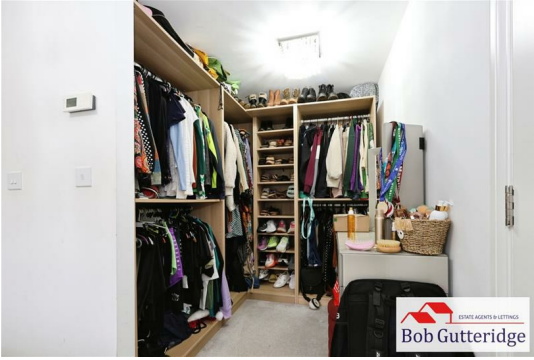


**FIRST FLOOR LANDING**

With pendant light fitting, battery and mains smoke alarm, door to built in airing cupboard, stairs to second floor landing and doors to rooms including;

**BEDROOM ONE 5.44m in wardrobe x 3.48m (17'10" in wardrobe x 11'5")**

With Upvc double glazed window to front with inset Georgian pattern, two pendant light fittings, panelled radiator, TV aerial connection, power point and access to a built in wardrobe providing ample domestic hanging space and storage space. Door leads off to;



**EN-SUITE 1.80m x 0.94m (5'11" x 3'1")**

With Upvc double glazed frosted window to side with inset Georgian pattern, extractor fan, a white suite comprising of low level WC, pedestal sink unit with chrome mixer tap above, a double shower enclosure with a thermostatic direct flow shower, modern grey wood effect flooring, wall mounted towel radiator, electric shaver socket and ceramic splashback tiling.



**BEDROOM TWO 3.45m x 2.95m (11'4" x 9'8")**

With Upvc double glazed window to front, pendant light fitting, panelled radiator and power points.



**FIRST FLOOR BATHROOM 1.88m x 1.70m (6'2" x 5'7")**

With Upvc double glazed frosted window to side with inset Georgian pattern, extractor fan, a white suite comprising of low level WC, pedestal sink unit with chrome mixer tap above, panelled bath unit with thermostatic direct flow shower above, glazed shower screen, ceramic splashback tiling and modern grey wood effect flooring.



**SECOND FLOOR LANDING**

With Upvc double glazed window to front with inset Georgian pattern, pendant light fitting, battery and mains smoke alarm, power points and doors lead off to rooms including;



**BEDROOM THREE 3.23m x 2.95m (10'7" x 9'8")**

With Upvc double glazed window to front with inset Georgian pattern, pendant light fitting, panelled radiator, power points and built in wardrobes providing ample domestic hanging space and storage space.



**BEDROOM FOUR 3.48m x 2.29m (11'5" x 7'6")**

With Upvc double glazed window to front with inset Georgian pattern, pendant light fitting, panelled radiator, TV aerial socket and power points.



**SHOWER ROOM 2.44m x 1.75m (8'0" x 5'9")**

With extractor fan, a white suite comprising of low level WC, pedestal sink unit with chrome mixer tap above, walk in shower enclosure with thermostatic direct flow shower, ceramic splashback tiling, modern grey wood effect flooring and a towel radiator.



EXTERNALLY



**FORE GARDEN**

With metal works to borders along with mature hedges, a paved pathway leads to the front of the property, lawn section with shrubs to borders and a timber gate provides access off to;



**ENCLOSED REAR GARDEN**

Bounded by timber post and timber fencing, a timber gate provides access to the rear of the property, two lawn sections, paved pathways, child's play area, a paved patio area provides ample domestic patio and sitting space, stone chipping to border and access to;



**OFF ROAD PARKING**

This property has rear access with a tarmac driveway providing off road parking for two or so vehicles along with providing access to;

### **BRICK GARAGE 5.16m x 2.64m (16'11" x 8'8")**

With up and over door, further off road parking along with ample domestic external storage space.



### **COUNCIL TAX**

Band 'E' amount payable to City of Stoke On Trent Council.

### **Looking To Sell Your Home?**

Bob Gutteridge Estate Agents are one of Staffordshire's leading estate agents and offer a comprehensive sales package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !

### **MORTGAGE**

We have access to a financial adviser that specialises in residential mortgages and has access to a host of mortgage lenders. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

### **NOTE**

None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

### **SERVICES**

Main services of gas, electricity, water and drainage are connected.

### **VIEWING**

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 94 A      |
| 81-91 | B             | 85 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

#### HOURS OF OPENING

|                 |                 |
|-----------------|-----------------|
| Monday - Friday | 9.00am - 5.30pm |
| Saturday        | 9.00am - 4.30pm |
| Sunday          | 2.00pm - 4.30pm |

