



## Cornucopia Grove, Barlaston

Stoke-On-Trent, Staffordshire, ST12 9FQ

£285,000





PLEASE CLICK THE VIRTUAL TOUR LINK TO HAVE AN IN DEPTH LOOK AT THE PROPERTY - An immaculately presented show home SOLD AS SEEN. As you can imagine being the show home for David Wilson Homes this comes with a whole range of upgrades which include; stylish furniture, curtains, light fittings, a landscaped rear garden and fitted wardrobes to all three bedrooms!! Only upon internal inspection can you appreciate the accommodation on offer which briefly comprises; Entrance Hallway, Downstairs WC, Lounge/Diner, Three Double Bedrooms (all with fitted wardrobes). Family Bathroom, En-Suite & Landscaped Rear Garden.

### Hallway

10'9 x 6'9 max (3.28m x 2.06m max)  
Having radiator and door to front.

### Cloaks



Having W.C. wash hand basin, radiator and extractor fan.

### Kitchen

10'9 x 10'3 max (3.28m x 3.12m max)



Having a range of wall and base units with preparation work surfaces over incorporating sink drainer. Integrated oven, gas hobs with extractor over, integrated fridge freezer, dishwasher and washing machine.

### Lounge

15'5 x 14'7 max (4.70m x 4.45m max)



Having storage cupboard, two radiators, french doors to rear and double glazed window to side.

### Landing

9'8 x 6'5 (2.95m x 1.96m)  
Having airing cupboard and storage cupboard.

### Bedroom Two

11'7 x 9 (3.53m x 2.74m)



Having built in mirrored wardrobe, radiator and double glazed window to front.

### Bedroom Three

10'4 x 8'7 (3.15m x 2.62m)



Having built in mirrored wardrobe, radiator and double glazed window to rear.

### Bathroom

8'4 x 6 (2.54m x 1.83m)



Having four piece suite comprising; panel bath, shower cubicle, wash hand basin and W.C. Tiled walls, heated towel rail, extractor fan and double glazed window to front.

### Study / Stairs

7'8 x 6'5 max (2.34m x 1.96m max)

Having radiator, stairs to second floor and double glazed window to rear.

### Master Bedroom

18'8 x 15'5 max (5.69m x 4.70m max)



Having built in wardrobe, two radiators, double glazed window to front and two 'keylite' roof windows.

### En-Suite

9'1 x 3'10 (2.77m x 1.17m )



Having white three piece suite comprising; shower cubicle, WC and wash hand basin. Part tiled walls, heated towel rail and extractor fan.

### Front



Providing off road parking.

### Rear



A real hidden gem! Landscaped rear garden, mainly laid to lawn with a range of borders and patio area.

### Garage

Having up & over door.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>86</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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