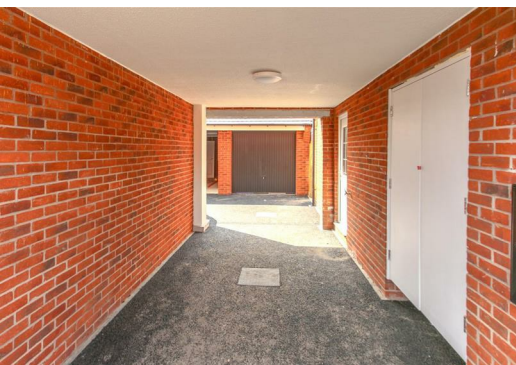




Skeaping Drive, Barlaston

Stoke-On-Trent, Staffordshire, ST12 9ER

£350,000



****PART EXCHANGE AVAILABLE - CALL 01782 206713 FOR MORE INFO**** A stunning four bedroom property holding a sought after position on the edge of this popular new development. Designed around the modern family the downstairs is perfect for entertaining having a hallway, kitchen, utility, WC and family room which leads onto the garden through French doors. To the upper floors there is a spacious lounge, four good bedrooms, two en-suites and a family bathroom.

Hallway

6'11 x 6'2 (2.11m x 1.88m)

Having storage cupboard, radiator and door to front.

Cloaks

5'5 x 3'6 (1.65m x 1.07m)

Having wash hand basin, W.C. Radiator and double glazed window to rear.

Utility Room

10'9 x 5'3 max (3.28m x 1.60m max)

Having plumbing for automatic washing machine, space for dryer, radiator, extractor fan and door to side.

Kitchen

11'10 x 8 (3.61m x 2.44m)

Having a range of wall and base units with preparation work surfaces over incorporating sink drainer. Integrated double oven with gas hobs and extractor over. Integrated fridge freezer and dishwasher. Concealed wall mounted boiler and double glazed window to front.

Family / Dining

14'4 x 13'5 max (4.37m x 4.09m max)

Having two radiators, double glazed window to rear, two roof windows and french doors to rear.

Landing

18'5 x 6'2 (5.61m x 1.88m)

Having radiator, double glazed windows to front and rear.

Lounge

18'6 x 11'7 (5.64m x 3.53m)

Having two radiators, two double glazed windows to rear and double glazed window to front.

Bedroom Two

13'5 x 9 (4.09m x 2.74m)

Having radiator and double glazed window to front

En-Suite 2

9 x 4'6 max (2.74m x 1.37m max)

Having white three piece suite comprising; shower cubicle, wash hand basin and W.C. Part tiled walls, extractor fan, heated towel rail and double glazed window to rear.

Landing

Master Bedroom

12'7" x 11'7" max (3.84m x 3.53m max)

Having radiator and double glazed window to front.

En-Suite 1

6'4" x 5'7" (1.945 x 1.717)

Having white three piece suite comprising; shower cubicle, wash

hand basin and W.C. Part tiled walls, heated towel rail, extractor fan and double glazed window to rear.

Bedroom Three

11'10" x 9'2" (3.623 x 2.811)

Having radiator and double glazed window to front.

Bedroom Four

10'1" x 8'11" (3.07m x 2.72m)

Having storage cupboard, radiator and double glazed window to rear.

Family Bathroom

7'3" x 5'6" (2.226 x 1.686)

Having white three piece suite comprising; panel bath, wash hand basin and W.C. Part tiled walls, heated towel rail, extractor fan and roof window.

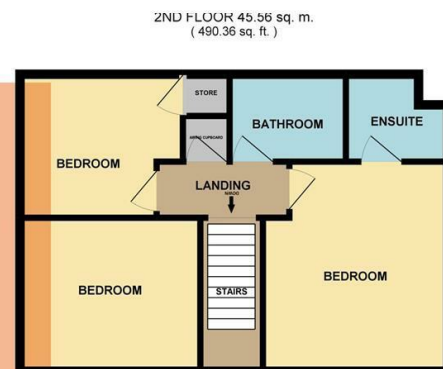
Front

Having off road parking leading to the garage.

Garage

Pictures

Please note that as this property is not built, these pictures are of a different 'Fleetwood' from the same development



TOTAL FLOOR AREA: 130.41 sq. m. (1403.67 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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) 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		
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		
England & Wales	EU Directive 2002/91/EC	



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