



£800,000

🔑 TENURE: Freehold

📊 EPC RATING: B

💷 COUNCIL TAX BAND: G

## Barlaston Stoke-On-Trent

Josiah Drive Barlaston  
Stoke-On-Trent Staffordshire

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**Step into luxury living with this stunning five double bedroom home nestled within the prestigious Wedgwood Park development in Barlaston. Boasting numerous upgrades, this property exudes sophistication and offers an impressive layout.**

As you enter, you're greeted by a grand reception hallway leading to a spacious living room, elegant dining room, and a stylishly designed study complete with contemporary fitted office furniture. The heart of the home lies in the expansive open plan kitchen/dining/family room, featuring a top-of-the-line kitchen equipped with integrated appliances. A convenient utility room and guest WC add to the practicality of the ground floor. Ascend to the beautiful galleried landing to discover the luxurious first floor arrangement. The master bedroom impresses with its dressing area and opulent en-suite, while bedroom two boasts a Jack & Jill en-suite adjoining bedroom three. Two additional double bedrooms and a family bathroom complete this level. Outside, the allure continues with a substantial block paved driveway leading to a meticulously landscaped garden, offering ample space for outdoor enjoyment. But the surprises don't end there – the garage has been transformed into an exquisite entertaining haven, featuring a bespoke fitted bar area, lounge, and games zone. This home is truly a showstopper, deserving of your attention. Arrange a viewing today to fully experience the epitome of luxury living.

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**01785 223344**

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## **Entrance Hallway** 13' 5" x 13' 7" (4.10m x 4.15m)

Step into the magnificent reception hall featuring a central staircase that gracefully ascends to an equally stunning gallery landing. Adorned with a composite entrance door, stylish wood-effect flooring, a convenient storage cupboard, and a radiator.

## **Guest WC** 7' 11" max x 3' 3" (2.42m max x 0.98m)

Equipped with a contemporary suite featuring a WC and a pedestal wash hand basin complemented by a modern mixer tap. Enhancing the aesthetic appeal, the room boasts brick-effect ceramic tiling adorning the lower half of the walls, complemented by stylish wood-effect flooring. With the addition of a radiator and a double-glazed window.



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## **Study** 14' 9" max x 10' 10" (4.50m max x 3.30m)

Explore a spacious study area equipped with sleek, contemporary office furniture designed to enhance productivity and style. Illuminated by a double-glazed bay window adorned with plantation-style shutters, this space seamlessly blends functionality with sophistication. Complete with a radiator for comfort, this modern workspace invites creativity and focus, making it ideal for professional endeavours.



## **Living Room** 19' 5" x 15' 10" (5.91m x 4.83m)

Enter a spacious living area adorned with two radiators, a double-glazed window, and double-glazed double doors seamlessly connecting to the rear garden. This expansive space blends modern comfort with seamless indoor-outdoor living, creating an inviting atmosphere for relaxation and entertainment.



## **Dining Room** 13' 2" max x 14' 8" (4.02m max x 4.46m)

Discover a sizable formal dining area boasting a contemporary touch with its double-glazed bay window adorned with plantation-style shutters and a radiator, this space merges classic elegance with modern design, offering the perfect setting for memorable gatherings and elegant dining experiences.



## **Open Plan Kitchen/Dining/Family Room** 14' 9" x 22' 8" (4.49m x 6.90m)

Step into the heart of family life: a versatile space designed for cooking, dining, and unwinding. The kitchen boasts a sleek design with high-quality units, complemented by black granite work surfaces housing a sunken sink with a mixer tap. Integrated appliances include a double oven, five-ring gas hob with hood, wine cooler, dishwasher, and fridge/freezer, ensuring both functionality and elegance. Additional features include a convenient storage cupboard, contemporary wood-effect flooring, and two radiators. Natural light floods the room through a double-glazed window, while the rear bay, fitted with double-glazed windows and double doors, seamlessly connects the interior with the outdoor space of the rear garden. This modern family hub harmonizes practicality with sophistication, creating an inviting environment for everyday living and entertaining.



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## **Utility Room** 5' 11" x 7' 6" (1.80m x 2.29m)

Enhanced with modern units and black granite countertops, this space seamlessly integrates a sunken sink with a modern mixer tap and room for a washing machine. The room's aesthetic is elevated by contemporary wood-effect flooring a radiator, while a double-glazed side door invites in natural light and offers convenient access to the outdoors.

## **Galleried Landing** 16' 7" x 13' 9" (5.06m x 4.18m)

Ascend to the breathtaking galleried landing, with a large feature double-glazed window that floods the space with natural light. Enhanced by a radiator, this area boasts two practical storage cupboards along with an airing cupboard, offering ample storage solutions to streamline your lifestyle.



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## **Master Bedroom** 14' 2" max x 12' 5" (4.31m max x 3.78m)

Enter the primary bedroom featuring double-glazed bay and additional window with plantation-style shutters, radiators, and an adjoining dressing area leading to the en-suite, creating a seamless modern retreat.

## **Dressing Area** 6' 2" x 3' 6" (1.87m x 1.06m)

Step into the fully equipped dressing area, complete with fitted wardrobes designed for modern convenience.

## **En-Suite (Master Bedroom)** 10' 2" x 6' 7" (3.09m x 2.00m)

Experience modern luxury in the sleek, contemporary en-suite featuring a complete suite comprising a WC, pedestal wash hand basin with a mixer tap, a panelled bath with a mixer tap, and a tiled double shower cubicle equipped with a mains mixer shower. Additional amenities include an electric shaver point, towel radiator, recessed downlights, wood-effect flooring, and a double-glazed window.

## **Bedroom Two** 13' 0" max x 12' 4" (3.97m max x 3.77m)

Discover the second double bedroom, boasting built-in wardrobes for efficient storage, a radiator and a double-glazed bay window adorned with plantation-style shutters, blending modern style with practicality.

## **Jack & Jill En-Suite**

Step into the modern Jack and Jill style ensuite shower room, serving bedrooms two and three with effortless style. Featuring a sleek contemporary suite comprising a WC, pedestal wash hand basin with mixer tap, and a tiled double shower cubicle equipped with a mains mixer shower. The room is adorned with tiled flooring, recessed downlights, a towel radiator, and a double-glazed window.

## **Bedroom Three** 13' 3" x 10' 5" (4.03m x 3.17m)

Step into the third double bedroom, complete with modern built-in wardrobes for efficient storage, a radiator and a double-glazed window.

## **Bedroom Four** 9' 9" x 9' 10" (2.98m x 2.99m)

Enter the fourth double bedroom, featuring a radiator and a double-glazed window.





**Bedroom Five** 10' 0" x 10' 1" (3.04m x 3.07m)

Step into the fifth double bedroom, complete with modern built-in wardrobes offering ample storage, a radiator and a double-glazed window.

**Family Bathroom** 6' 4" x 9' 4" (1.93m x 2.84m)

Step into the modern family bathroom, equipped with a stylish contemporary suite featuring a WC, pedestal wash hand basin with mixer tap, a panelled bath with a mixer tap, and a tiled double shower cubicle with a mains shower for added luxury. Enhancing the space are amenities like a convenient towel radiator, wood-effect flooring, recessed downlights and a double-glazed window.



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## Outside Front

This property boasts a spacious plot, featuring a stylish block-paved driveway offering convenient off-street parking. A pathway leads to the main entrance door, while a side gate provides access to the rear garden.

## Outside Rear

Step into the breathtaking rear garden, showcasing a sleek contemporary design with a rectangular lawn bordered by modern paving and stylish low-level gravelled planting beds. Adding to its allure is a spacious lower-level paved seating area, ideal for hosting gatherings and enjoying outdoor relaxation in style.

## Entertainment Room (Former Garage) 18' 2" x 18' 8" (5.53m x 5.68m)

Once a double garage, now transformed into a sophisticated entertaining haven for the entire family to relish. This space features a custom-designed bar area equipped with a wine/beer cooler, a comfortable lounging area, and games section ideal for housing a pool table and dartboard, just as the current owners have arranged it. With stylish wood-effect flooring, recessed downlights and double-glazed opening doors seamlessly connecting to the garden, this room offers a modern twist on family leisure and socialising.



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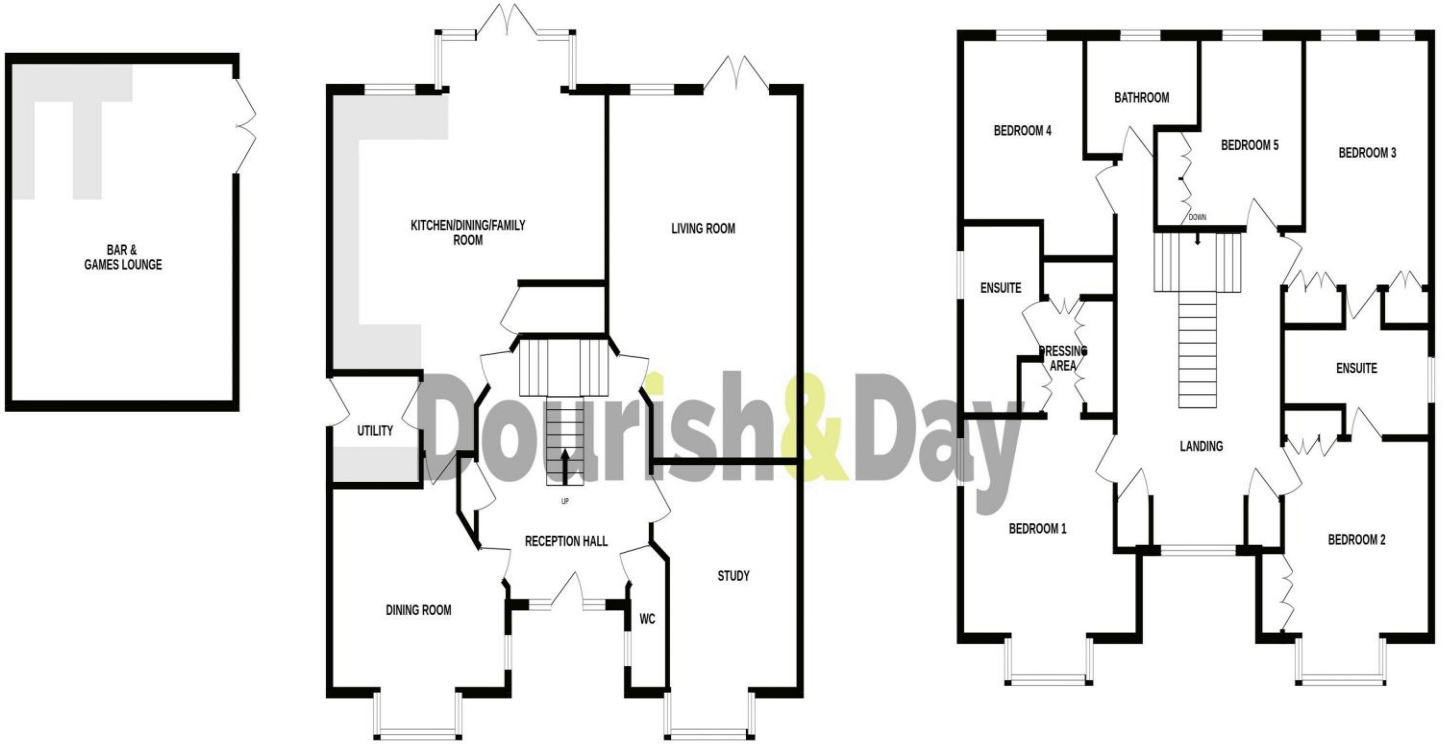
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GROUND FLOOR

1ST FLOOR



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Energy Efficiency Rating		Current	Potential
Energy efficiency graph - lower ratings costs			
92+	A	86	91
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
<small>Best energy efficient - higher ratings costs</small> <b>England &amp; Wales</b>		<small>EU Directive 2002/91/EC</small>	



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