

FOR SALE BY PRIVATE TREATY



NURSERY HOUSE

Old Road, Barlaston, Staffordshire ST12 9EN

DESCRIPTION

Spacious Modern Detached House on the edge of Open Countryside

FEATURES

- 5/6 Bedrooms
- 4 Reception Rooms
- Double Garage with office above
- Full Double Glazing and Gas Central Heating System
- Spacious Gardens

Price: £475,000 o.n.o

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REGULATED BY RICS
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LOCATION

Built in 1996, the attractive detached house stands in its own grounds about ½ mile to the north of Barlaston Village Centre. with Stoke-on-Trent and Newcastle-under-Lyme 4 miles to the north. Access to the M6 motorway at J15 is only about 3 miles distant. Intercity trains run from both Stoke and Stafford stations.

VIEWINGS AND DIRECTIONS

From the A34 at Tittensor, take the Tittensor Road to Barlaston. On entering the built up area, take the first left into Old Road. Nursery House will be found after about ¼ mile on the right hand side evidenced by a For Sale Board.

PROPERTY IN DETAIL

The well designed and appointed detached house is situated on the edge of open country yet is most conveniently located for local shops, schools and is within easy travelling distance of the Potteries with its array of shops and other facilities. The dwelling offers full gas central heating, full double-glazing, burglar alarm system and extensive lawned gardens.

GROUND FLOOR

Reception Hall

Having oak floor, cupboard under stairs, radiator, coving to the ceiling, burglar alarm control, 3 power points and phone socket.



Cloak Room

Accessed from the reception hall, with close-coupled WC, wash hand basin and radiator



Cloaks Cupboard

With coat hooks

Dining Room

12'3" x 11'7"
(3.73m x 3.53m)

With double patio doors to rear, coving to the ceiling, radiator, TV aerial socket and 3 double power points.



Lounge

23' x 12'11"

(7.01m x 3.94m)

Having coal fire in Victorian style grate in wood surround, oak flooring, front bay window, rear double patio doors, coving to the ceiling, 2 radiators, phone and TV aerial sockets, centre and 4 wall lights, 5 double power points and gas point by fireplace.

**Snug**

9' x 8'6"

(2.74m x 2.59m)

With bay window to the front, coving to the ceiling, radiator, phone socket and 2 double power points.

Fitted Kitchen

13' x 11'7"

(3.96m x 3.53m)

Having range of light oak finished units including 1½ bowl sink with mixer taps, gas hob and double fan oven, built in freezer, fridge and dishwasher, 7 base and drawer units with work surface above, 3 double wall cupboards and shelving with concealed lighting below. Sunken ceiling lights, coving to the ceiling, laminate floor coving, 4 double power points.

**Utility Room**

With stainless steel sink having mixer tap, 4 base cupboards with work surface above, 3 double wall cupboards, plumbing for washing machine, laminate floor and 2 double power points.

**Rear Hall**

Having double wall cupboards, wall mounted Potterton Prima F gas central heating boiler, radiator, laminated floor and hardwood door to rear garden.

Morning Room

18' x 11'3"

(5.49m x 3.43m)

Having 2 radiators, laminate floor, ceiling lights, coving to the ceiling, 8 double power points and 2 phone sockets.



FIRST FLOOR**Staircase**

From the Reception Hall leads to the landing with hardwood spindled handrails.

Airing Cupboard

Contains a Hetaerae Sadia Megaflo pressurised tank.

Master Bedroom

13'4" x 12' 10"

(4.06m x 3.91m)

Being front facing, having 2 bedside light switches, radiator, TV aerial, phone sockets, and 3 double power points.

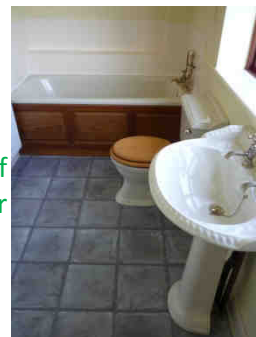


En-Suite

12'4" x 5'5"

(3.76m x 1.65m)

With Heritage champagne suite comprises of panelled bath with shower off the mixer tap, close coupled WC, pedestal washbasin, corner shower cubicle with Aqualisa shower, shower point, radiator and laminate flooring



Bedroom No 2

11'7" x 9'10"

(3.53m x 3.00m)

Being rear facing and having radiator, plumbing for washbasin, TV aerial and phone sockets and 3 double power points.

Bedroom No 3

11'7" x 11'
(3.53m x 3m)

Being front facing and having radiator, plumbing for washbasin, TV aerial and phone sockets and 3 double power points.



Bedroom No 4

11'7" x 7'7"
(3.53m x 2.31m)

Being front facing with radiator, phone and TV aerial sockets and 3 double power points

Family Bathroom

11'7" x 5'7"
(3.48m x 1.7m)

Having panelled spa bath with shower off the mixer taps, close coupled WC, pedestal washbasin, corner shower cubicle with electric shower, and cupboard with mirrored door, shaver point and radiator.



On The Second Floor**Bedroom No 5**

19'7" x 11'2"
(5.97m x 3.4m)

Having radiator, 2 wall lights, TV aerial sockets and 4 double power points.



Store Room / Bedroom No 6

13' x 11'4"
(3.96 x 3.45m)

With radiator and 2 double power points with Velux roof light



OUTSIDE

Garage

The attached double garage has an electrically operated up and over double door, radiator 2 double power points.

New separate toilet with close coupled WC and hand basin.

Stairs lead to office over, 2 double power points and 2 radiators and side dormer window.



Other Outside Features

The property is approached through an electrically operated gate over the tarmac drive that leads to the front of the house. The front garden lies behind a screen hedge and comprises of a lawn with rhododendron, magnolia and other shrubs and a low golden conifer hedge, which separates it from the drive. To the rear there is a blue brick path to the house, lawns shrub border, corner patio area and dog kennel with run. A low rustic fence separates a further lawned area with specimen silver birch, pine, cotoneaster, oak, robinia, acer and golden elm with a small brook along the rear boundary.



TENURE

The property is Freehold with vacant possession available upon completion.

SERVICES

All mains services are connected. The sewerage is pumped to the sewer. A full gas fired central heating system is installed. All windows are double-glazed in hardwood frames. ***None of the services have been tested.***

COUNCIL TAX

The property is in Band D with Stafford Borough Council

VIEWING

Strictly by prior arrangement with the Agents

AGENT'S NOTICE

Messrs South & Stubbs for themselves and the Vendors give notice that these Particulars do not constitute any part of an offer or a contract. All statements contained in these Particulars are made without responsibility on the part of the Agent or the Vendors and the intending purchaser must satisfy himself by inspection as to the correctness of such statements. The Vendors do not make or give and neither the Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. The property is offered subject to contract and to it being unsold.

PROPERTY MISREPRESENTATION ACT 1993

Plans, Schedules and Details

The plans included within these particulars are for identification purposes only and their accuracy can neither be guaranteed nor is implied. All intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements made and the opinions offers.

Fixtures and Fittings

Only those fixtures and fittings specifically mentioned in the particulars are included in the sale price. All other fixtures and fittings are by negotiation with the vendors.

Measurements



All measurements are given for guidance only. Their accuracy should be checked by all prospective purchasers.

Energy Performance Certificate 

Nursery House, Barlaston Nurseries,
 Old Road,
 Barlaston,
 STOKE-ON-TRENT, ST12 9EN

Dwelling type: Detached house
 Date of assessment: 07 January 2008
 Date of certificate: 12 January 2008
 Reference number: 0440-2843-6596-0108-4521
 Total floor area: 281 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E	54	60	(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC 		England & Wales
			EU Directive 2002/91/EC 

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon Dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	225 kWh/m ² per year	201 kWh/m ² per year
Carbon dioxide emissions	11 tonnes per year	10 tonnes per year
Lighting	£259 per year	£129 per year
Heating	£963 per year	£899 per year
Hot water	£474 per year	£474 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

 Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome