



## 21 Station Road, Barlaston

£545,000 Freehold



Full of character and deceptively spacious four-bedroom family home, with generous rooms and versatile living spaces. • A showstopping kitchen and dining area, the heart of the home, with built-in appliances, French doors to the garden, and a layout perfect for entertaining. • A vaulted garden room with log burner, a cosy yet airy retreat with glorious green views, the perfect spot to unwind. • Positioned in Barlaston village, close to shops, the canal towpath, Downs Banks, and excellent commuter links. • A private and secure setting, this home is set behind gated access with ample driveway parking and a detached garage.





Next stop...Your dream home! All aboard for something truly special! Tucked away on sought-after Station Road in Barlaston, this deceptively spacious four-bedroom detached home is a real hidden gem, you might not even realise it's there! But step inside, and you'll discover a first-class ticket to space, style, and character. The journey begins in a bright and welcoming entrance hall, setting the tone for what's ahead. The showstopping open-plan kitchen and dining area steals the spotlight, boasting built-in appliances and French doors that open onto the garden, the perfect platform for entertaining! But the adventure doesn't end there. Continue through to the vaulted ceiling garden room, a stunning space with a cosy log burner and glorious green views. This home is perfectly designed for smooth connections between living spaces, with a large utility room for added convenience and three additional reception rooms offering versatility. The separate living room at the front features a gorgeous bay window, while a dedicated office provides the ideal space for working from home. There's also a snug area, perfect for unwinding after a long day. Upstairs, all four bedrooms are generously sized, with the main bedroom boasting an en-suite. One even features a Juliet balcony, adding a touch of elegance! The family bathroom is modern and sleek, complete with a walk-in shower and a bathtub—because every great journey deserves a relaxing stop. Outside, this home keeps delivering. Set behind private gates, there's ample driveway parking leading to a detached garage. The rear garden offers first-class privacy, surrounded by mature trees and laurels, creating a peaceful retreat. Ideally positioned in the heart of Barlaston village, you're just moments from local shops, the canal towpath, Downs Banks, and excellent schools. With fantastic commuter links, you'll always be well-connected. Tickets are selling fast! Don't miss your chance, call today to arrange a viewing!



On Station Road, this deceptively spacious four-bedroom home. With fabulous open-plan living, a vaulted garden room, and a private, leafy garden, this is one destination you won't want to miss!

Council Tax band: F

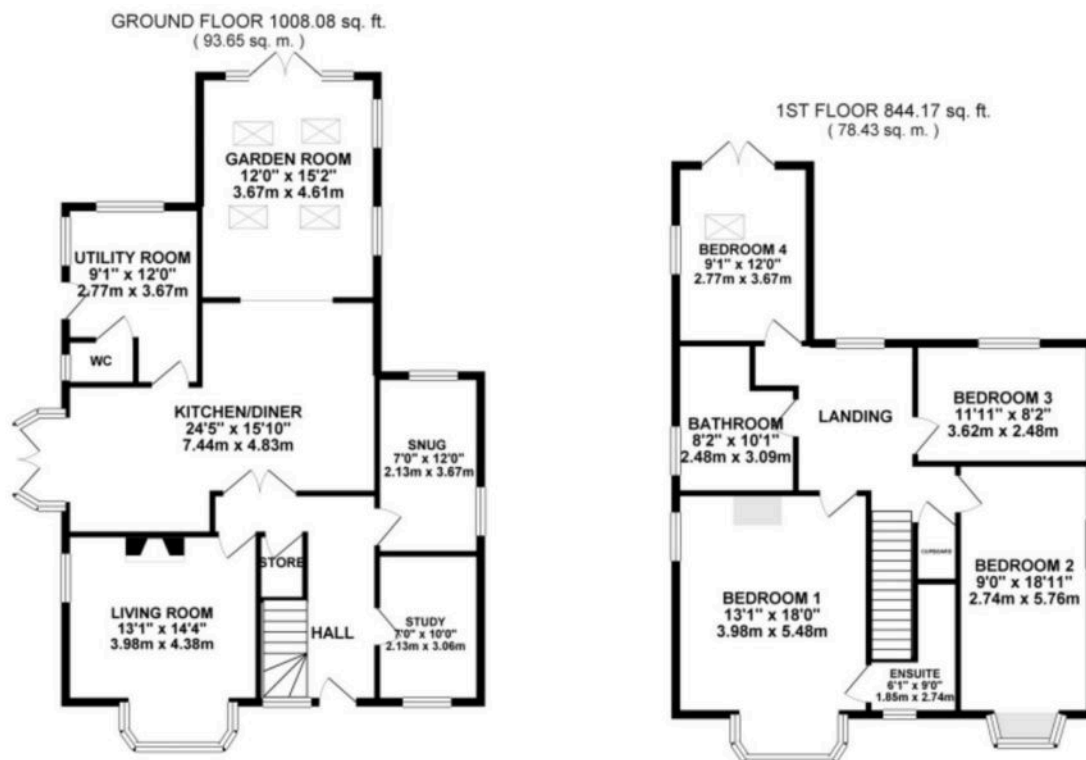
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

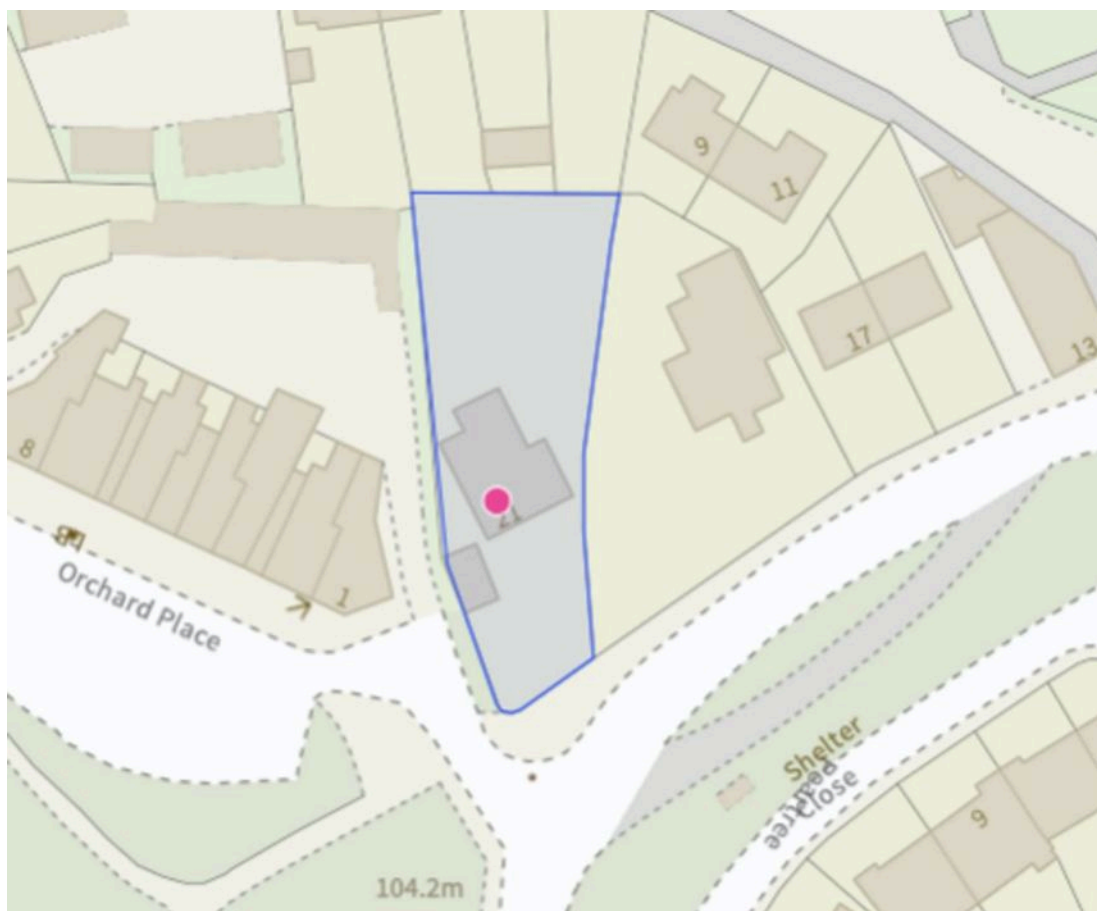






TOTAL FLOOR AREA: 1852.24 sq. ft. (172.08 sq. m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, windows, doors 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 names, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Netplan 02/2017



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