



9 Whitethorn Avenue, Barlaston

£279,500 Freehold



Detached bungalow offering a generous block-paved driveway with off-road parking, a well-maintained front garden, outdoor porch seating space, and a single garage! • Well-connected location in the peaceful village of Barlaston, within walking distance to shops, a pharmacy, a friendly village community, and local bus stops. • Beautiful South-facing garden oasis offering a gravelled seating area, lush grass lawn and mature greenery. • Bright and spacious dual-aspect living room along with a practical kitchen offering plenty of room for appliances and access into a warm garden room that overlooks the garden. • Two generously sized double bedrooms, perfect for hosting guests, a study space, dressing room, or even a creative hobby room!



Look at this home; look how it shines for you... It was all yellow. And by yellow, we mean peaceful, bright, and absolutely perfect for you. Tucked away in the tranquil village of **Barlaston**, this charming **two-bedroom detached bungalow** offers move-in-ready comfort in a beautifully calm setting. Whether you're seeking a slower pace, convenient ground-floor living, or simply a space that feels like home the moment you walk in – this one truly shines.

Set on a peaceful plot at the end of a quiet cul-de-sac on Whitethorn Avenue, this bungalow features a sunny **South-facing garden** complete with a gravelled seating area, a lush lawn, and mature greenery – the perfect spot to unwind or entertain. Conveniently located for easy everyday living, you're just a short stroll from local shops, a pharmacy, an orthodontist, a clinic, and the popular **Plume of Feathers** restaurant.

Inside you're greeted by a spacious entrance porch hosting the perfect place for storing coats and shoes before continuing into the home. Boasting a bright living room with dual-aspect windows that overlook the rear garden. The practical kitchen has **L-shaped white base and overhead cabinetry**, wood-effect worktops and room for appliances for added convenience. A warm and inviting conservatory awaits off the kitchen, providing a spot for morning coffees and perfectly blended indoor-outdoor living. **Two double bedrooms** await, ideal for hosting guests, having your own dressing room or even a creative hobby room. The bathroom features floor-to-ceiling tiles, a bath/shower duo, a sink, and a W/C.

Convenience continues to the front of the home with a generous **block-paved driveway** offering **off-road parking** for several vehicles, a well-maintained front garden, covered outdoor **porch space**, and access into a **single garage** for secure storage. **For you, it's true. And everything you do... this bungalow's made for you!** Book your viewing today and see why this home could be the one you've been waiting for.

Location

Barlaston is an **attractive** semi-rural village situated between Stoke-on-Trent and Stone, offering a blend of **countryside** charm and **commuter convenience**. Both areas are surrounded by open fields and woodland. With **Barlaston Downs** and renowned **Trentham Gardens** close by, as well as lovely **canalside** walks.

Local amenities include **village shops, pubs, primary schools** and community facilities, with wider shopping and leisure options available nearby in Stone and Trentham. Excellent road links via the **A34, A50 and M6**, plus nearby **rail stations**, make the villages ideal for commuters.



Detached two-bedroom bungalow on Whitethorn Avenue. Quiet cul-de-sac, South-facing garden and spacious interiors. Dual-aspect living room, practical kitchen, conservatory, two double bedrooms, ample off-road parking and well-connected location.

Council Tax band: D

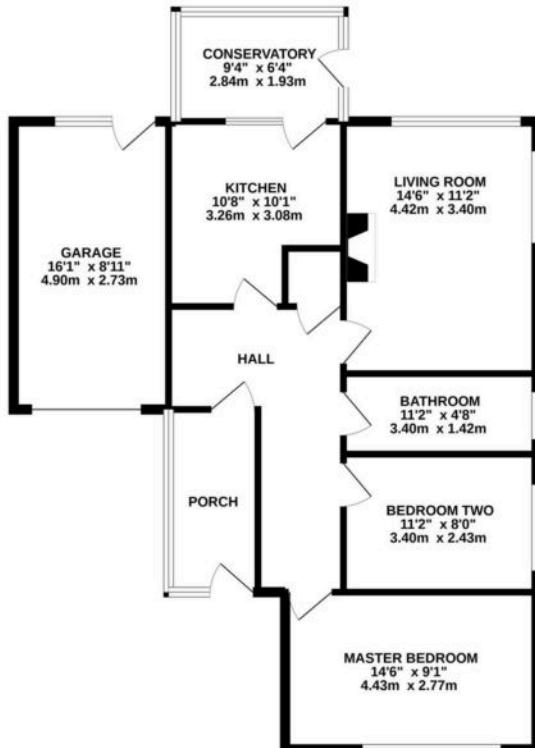
Tenure: Freehold

EPC Energy Efficiency Rating: E

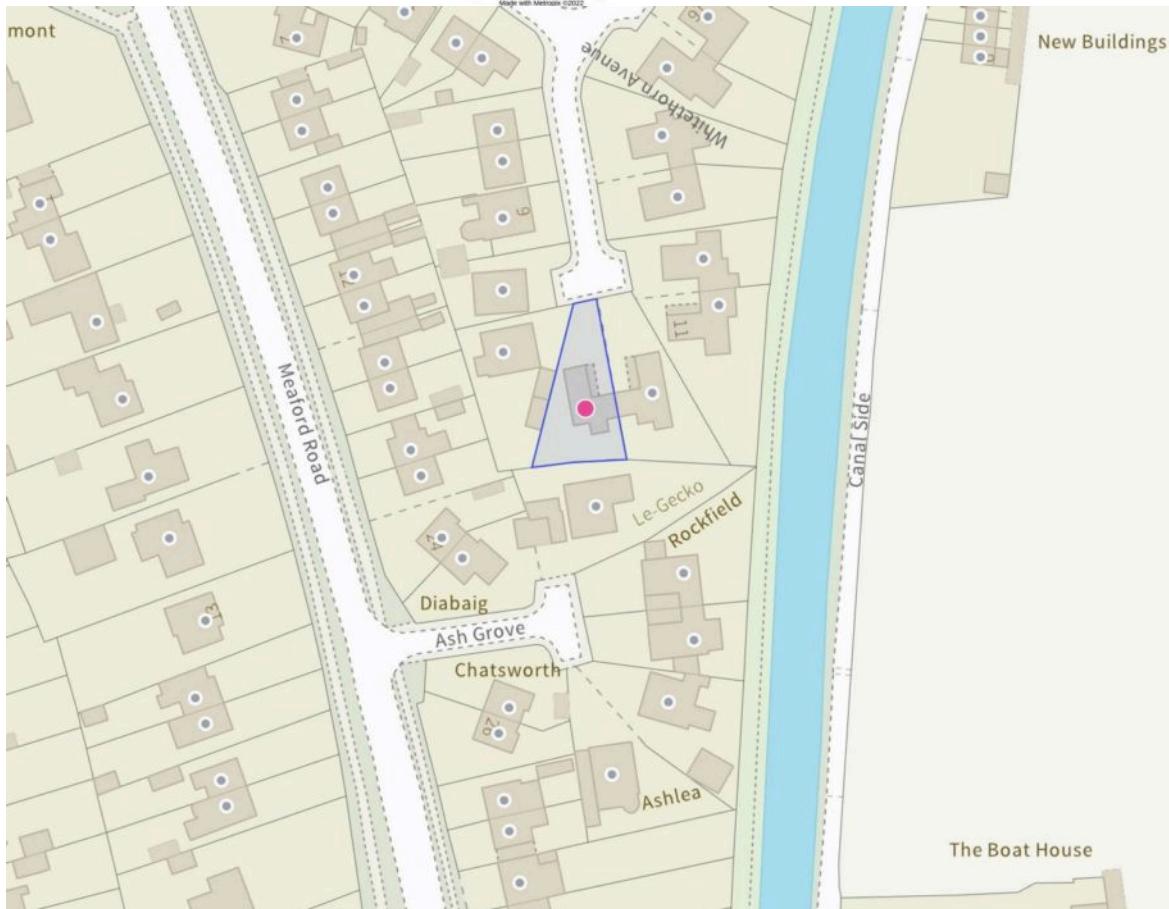
EPC Environmental Impact Rating: E



GROUND FLOOR



Whilst every effort 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 omission or inaccuracy. This plan is for indicative purposes only and should be used as such by any prospective purchaser. The architect and engineer have not been tested and no guarantee as to their reliability or efficiency can be given.



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