



## 2 Ash Grove, Barlaston

£385,000 Freehold



Quiet cul-de-sac setting in the sought-after village of Barlaston, offering shops and pubs within walking distance, along with easy access to Stone and Trentham with excellent commuter links. • Three generously sized double bedrooms, ideal for hosting guests, a study, dressing room, or even a hobby room. Bathroom with bath, corner shower, sink, and W/C. • Upgraded kitchen/dining room with stylish navy shaker-style kitchen, integrated appliances, ample storage space and seamless flow into living room with a bright picture window and sliding doors. • Entrance hall with stunning mosaic-style parquet flooring throughout, storage spaces adding convenience, and is ready for you to come straight in and make it your own. • East-facing garden that backs onto the canal, generous patio seating spaces, lush lawn, mature borders and a pond. Driveway to the front with off-



While the saying goes that a leopard never changes its spots... it can absolutely upgrade its postcode! Welcome to Le Gecko. Situated at the end of a quiet cul-de-sac on Ash Grove in the sought-after village of Barlaston, this beautifully presented and upgraded three-bedroom detached bungalow offers bright spaces, plenty of versatility and a canal-side setting to match.

Enter into a generously sized entrance hall, filled with light and laid with traditional mosaic-style parquet flooring. The beating heart of this home is a stunning open-plan kitchen/dining space, complete with a navy shaker-style kitchen offering ample cabinetry space, a range of integrated appliances, glazed sliding doors to the side and a seamless flow into the living room. Here you'll discover an expansive picture window and another set of glazed sliding doors that flood the space with natural light and provide a scenic view of the garden. Three generously sized bedrooms provide plenty of room for hosting friends and family, and you can even have your own office, dressing room or a creative hobby room. The bathroom is home to a bath, a separate corner shower, a sink, and a W/C. Storage spaces are available off the entrance hall, providing a touch of extra convenience.

Outside, a beautiful East-facing garden awaits with a generous wrap-around patio seating space, a lush grass lawn, mature borders, a well-kept pond, and a path round to the back of the garage that is home to further patio seating space. To the front, a spacious driveway with off-road parking, a beautifully maintained front garden, and a single garage with additional storage space.

### 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.



Bright and beautiful 3-bed detached bungalow in Barlaston with open-plan kitchen, 3 double beds, bright living, generous gardens, garage, and driveway. Quiet cul-de-sac near local amenities and transport links. Council Tax band: TBD

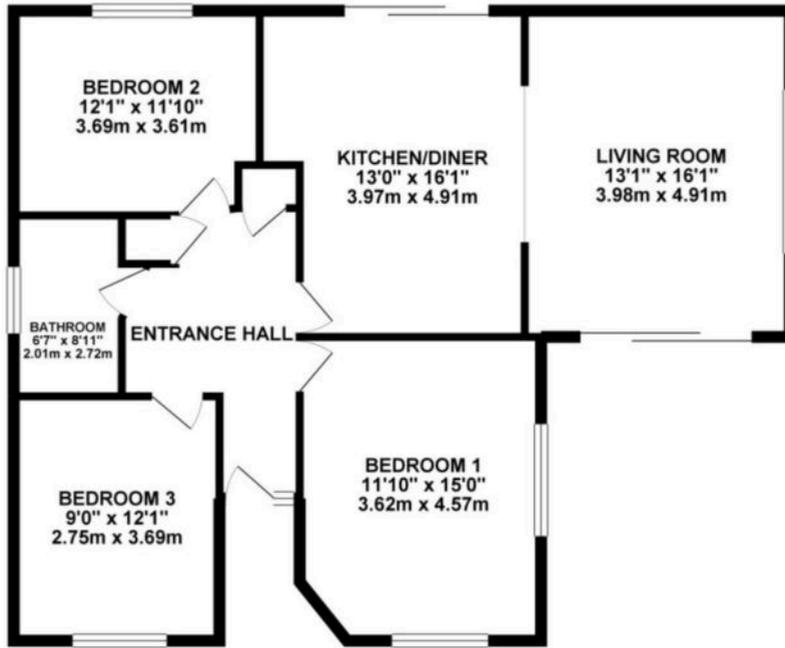
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



GROUND FLOOR 972.52 sq. ft.  
( 90.35 sq. m. )



TOTAL FLOOR AREA: 972.52 sq. ft. ( 90.35 sq. m. ) approx.  
Intended to assist has been made to ensure the accuracy of the floorplan contained here. Measurements of doors, windows, rooms and any other built are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used at your own risk. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Issue with 01785 814917



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