

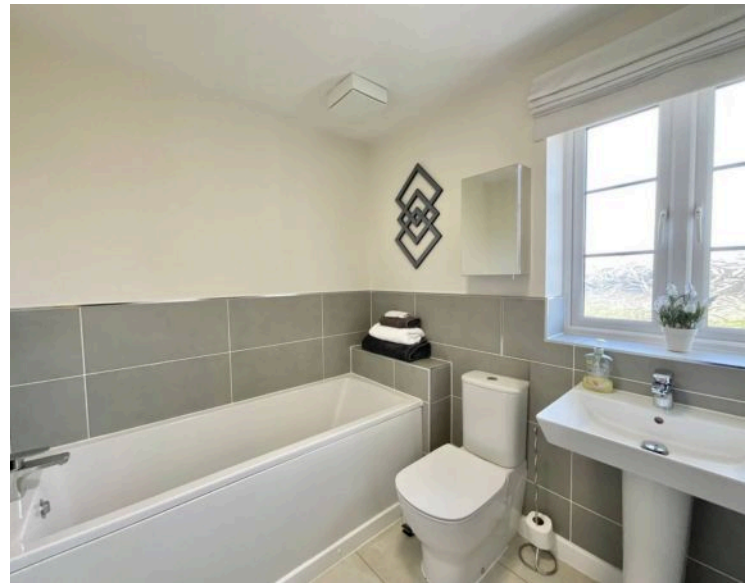


## 14 Pashmina Avenue, Barlaston

£395,000



This beautifully presented home offers four bedrooms, including a master with an en suite shower room, plus a family bathroom with a bath, shower, sink, and W/C. • Spacious open-plan kitchen/diner with integrated appliances, bright and airy living room, plus a separate utility room and W/C. • Generous rear garden with patio and gravel seating areas and a lush grass lawn, ideal for outdoor entertaining or relaxing. • Off-road parking on the driveway and a single garage, which is ideal for storage. • Located in the sought-after Wedgwood Estate, this home is close to schools, shops, Trentham Gardens, road commuter links, and Stone train station.



Hey you! Yeah, you, come here and let me tell you the biggest secret so far! We have found a home that is tucked away in the sought-after Wedgwood estate in Barlaston. It is within walking distance to Hem Heath woods, AND it has four bedrooms, spacious living areas, a beautiful garden, a driveway, and a garage! Come in closer, and all will be revealed. Enter into the stunning entrance hall and follow on into the open-plan kitchen/diner, where you will find a stunning contemporary kitchen, set in an L-shape with sleek cabinetry and integrated appliances, plus the dining area makes this the perfect spot for hosting friends and family. The spacious living room is bright, airy, and filled with natural light. Downstairs is complete with a utility room and W/C. Upstairs, the master bedroom benefits from an en suite shower room. You will also discover two additional double bedrooms and a further single. The family bathroom includes a bath, shower, sink, and W/C, and the landing boasts not one but two handy storage spaces. Outside, a generous rear garden with patio/gravel seating areas and a lush grass lawn provides the ideal spot for relaxation. The front garden is well-maintained, and the driveway offers off-road parking in addition to a single garage. Situated in the desirable Wedgwood estate, this home is within easy reach of excellent schools, shops, supermarkets, eateries, and the stunning Trentham Gardens. Outdoor enthusiasts will appreciate the proximity to local hiking trails, Trentham Monkey Forest, and Trentham Golf Club. Commuters will benefit from nearby road links, and Stone train station is just a short drive away. So, now you're in on the secret; don't let it slip away! This home is everything you've been looking for, and it's waiting for you to make it yours.





Beautiful 4-bed home on the desirable Wedgwood Estate offers spacious living, a contemporary kitchen/diner, master en-suite, and a generous garden. With a driveway, garage, and proximity to local amenities and outdoor attractions, perfect for growing families!

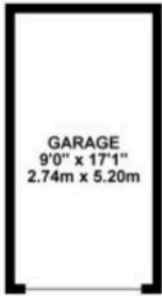
Council Tax band: TBD

EPC Energy Efficiency Rating: B

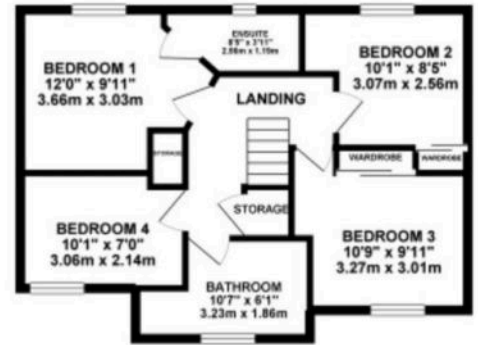
EPC Environmental Impact Rating: B



GROUND FLOOR 684.27 sq. ft.  
( 63.57 sq. m. )

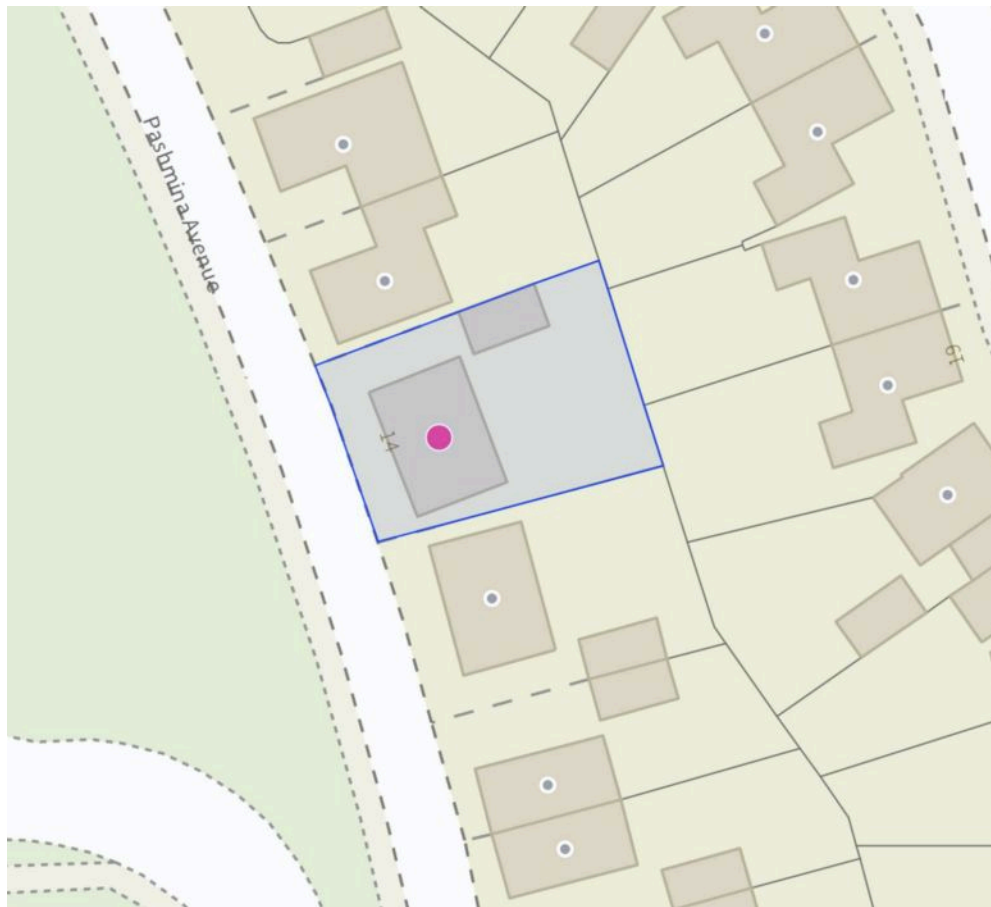


1ST FLOOR 506.21 sq. ft.  
( 47.03 sq. m. )



TOTAL FLOOR AREA : 1190.48 sq. ft. ( 110.60 sq. m. ) approx.

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 error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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