



# Sable Croft

Kingsley Road, Cellarhead



Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
Part of the Bagshaws Partnership



**Sable Croft**  
**Kingsley Road**

Cellarhead  
Staffordshire, ST9 0DJ

This select development of just three executive properties is delightfully located at Cellarhead, bordering open fields to the rear and enjoying superb extensive rural views to the front towards Morridge. The properties are well placed for travelling into the Potteries conurbation or towards the market towns of Leek, Cheadle or Stone and the motorway network is within easy travelling distance.

The properties themselves are extremely good sized with well dimensioned rooms throughout and are considered to be ideal for family occupation having good size living space together with four bedrooms, two of which have en-suite facilities and a family bathroom. The properties are built to a very high specification with quality fittings throughout and gas fired underfloor heating.

Externally there are reasonable size gardens to front and rear and a driveway and integral garages provides ample off road parking facilities.

For further details APPLY

**Offers in the region of: £495,000**



**4**



**1**



**3**



**TBA**



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**BURY &  
HILTON**

# Accommodation

## Reception Hall

## Cloakroom

WC and wash basin

**Lounge** 18'11 x 13'9 (5.77m x 4.19m)

**Large Living Kitchen** 33'6 x 21'8 max (10.21m x 6.60m max)  
Incorporating a fully fitted kitchen area, dining area and living space.

**Utility Room** 12'3 x 5'2 (3.73m x 1.57m)

## First Floor Landing

**Bedroom One** 13'1 x 13'8 (3.99m x 4.17m)

## Walk-in Dressing Room

## En-Suite Bathroom

With suite comprising bath and shower, wash basin, WC.

**Bedroom Two** 13'5 x 13'9 (4.09m x 4.19m)

## En-Suite Shower Room

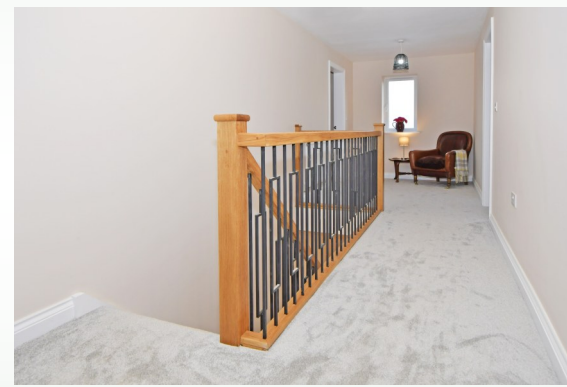
With suite comprising shower cubicle, wash basin and WC.

**Bedroom Three** 12' x 14'1 (3.66m x 4.29m)

**Bedroom Four** 15' x 11'9 (4.57m x 3.58m)

**Family Bathroom** 10'1 x 8'10 (3.07m x 2.69m)

With suite comprising bath, wash basin, WC and shower cubicle.



## Outside

Driveway provides off road parking facilities and leads to an **INTEGRAL GARAGE (17'6 X 12'5)**.

Gardens to front and rear.

## Services

We understand all mains services are connected.

Gas underfloor heating.

Upvc double glazing.

## Viewing

Strictly by prior appointment through the Agents.

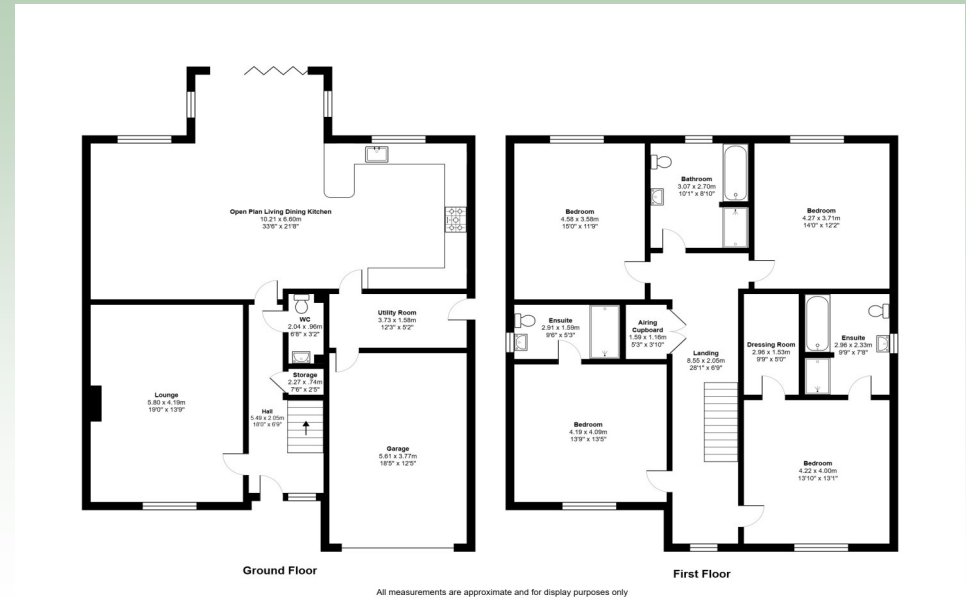
**Council Tax Band & EPC Rating:** Both to be advised

## Method of Sale

This property is to be sold by Private Treaty

## Agents Note;

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.



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