





Presenting this Executive Family Home in Desirable Kingstone Village. Highly recommended to internally view to appreciate this deceptively spacious detached family home in the popular village of Kingstone. Offering four bedrooms, an en suite, a family bathroom, a lounge, dining room, secondary dining space and breakfast kitchen.

The property is complemented by attractive gardens measuring a total approxiamte 0.18 acre and an integral double garage with electric roller door. The village provides local amenities, while Uttoxeter and Stafford are easily accessible, offering excellent schools and transport links via the A50 and rail.

Viewing strictly by appointment only.



Hallway

A welcoming entrance that sets the tone for the rest of the home, providing access to the main reception rooms and stairs to first floor with a useful under stairs cupboard. Internal doors lead to:

Dining Room

With a UPVC double glazed window to the front elevation, this bright and inviting room features a service hatch, dado rail, TV aerial point and central heating radiator.

Lounge

A generously sized living space offering a relaxing environment for family gatherings. Having a UPVC double glazed window to the front elevation, focal point electric fireplace, two central heating radiators, a sliding door leading to:

Conservatory

Featuring double glazed windows to all elevations and a set of double glazed sliding doors leading to the rear garden, the conservatory also boasts complementary tiled flooring throughout, making it a wonderful spot to enjoy the garden year-round.

Cloaks/W.C.

With a UPVC double glazed frosted glass window to the rear elevation, central heating radiator, low level WC, wash hand basin with mixer tap and tiled splashback.



Kitchen

With a UPVC double glazed window to the rear elevation, the kitchen is fitted with a range of matching base and eye-level storage cupboards and drawers, complemented by wood block tiled drop edge preparation work surfaces. Integrated appliances include a four-ring electric hob with built-in extractor and oven, as well as a composite one and a half sink and drainer with mixer tap. An internal opening leads to:







Utility Room

With a UPVC double glazed window to the rear elevation and a PVC panel door leading to the rear garden, the utility features matching base and eye-level storage cupboards with wood drop tiled work surfaces, a composite sink and drainer with mixer tap, oil-fired central heating boiler, plumbing and space for freestanding under-counter white goods, carbon monoxide detector and an internal door leading to:

Dining Room (2)

With a UPVC double glazed window to the rear elevation, TV aerial point, dimmer switch lighting and central heating radiator. This versatile space offers a multitude of potential uses, such as a formal dining room, home office, playroom or hobby area.

Landing

With airing cupboard, access to the loft space via loft hatch and internal doors leading to:



Bedroom One

With a UPVC double glazed window to the front elevation, central heating radiator and a range of built-in fitted wardrobes, drawers and a dressing table. An internal door leads to:

En-suite

With a UPVC double glazed frosted glass window to the front elevation, featuring a three-piece shower room suite comprising low-level WC with button flush, wash hand basin with mixer tap, double shower cubicle with sliding glass screen and PVC panelling to wall coverings, and central heating radiator.

Bedroom Two

With a UPVC double glazed window to the front elevation, central heating radiator and a useful over-stairs storage cupboard with eye-level shelving.

Bedroom Three

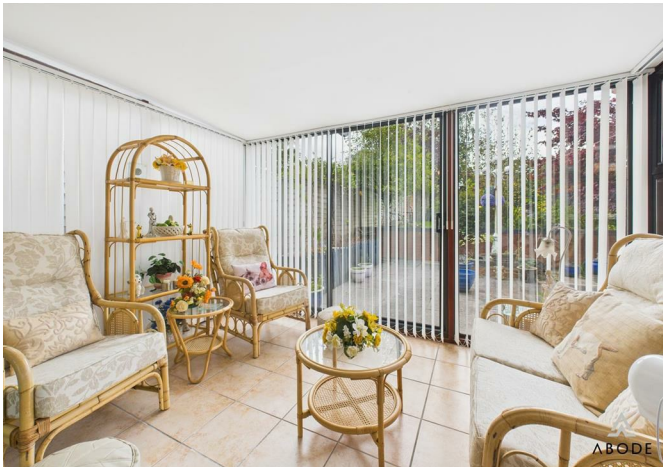
With a UPVC double glazed window to the rear elevation, central heating radiator and a range of built-in fitted wardrobes with sliding doors and dressing table.

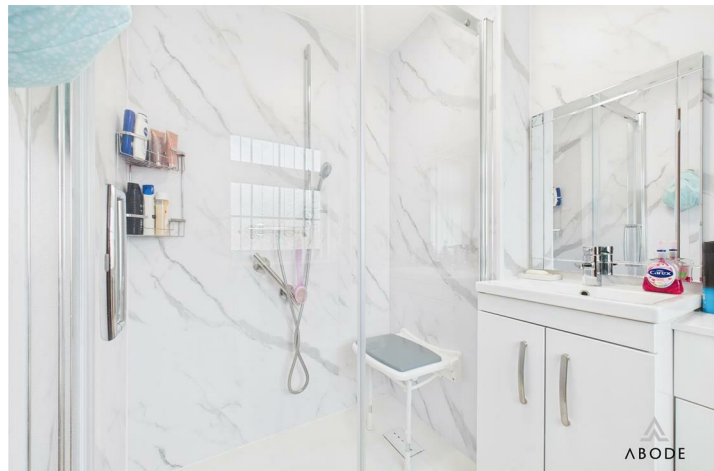
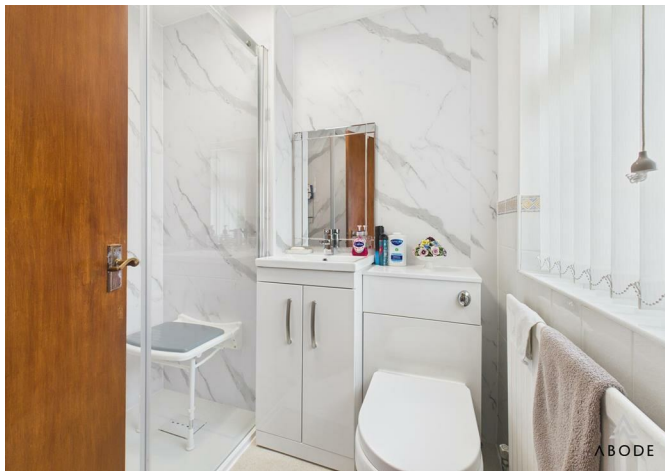
Bedroom Four

With a UPVC double glazed window to the rear elevation and central heating radiator.

Family Shower Room

With a UPVC double glazed frosted glass window to the rear elevation, featuring a four-piece shower room suite comprising low-level WC, wash hand basin, bidet, corner shower cubicle with complementary tiling surrounding and central heating radiator.





Garage

The integral garage, accessed from the utility, features a UPVC double glazed window to the side elevation and an electric double roller door to the front elevation, housing the electric meter and consumer unit.

Outside

The exterior of this executive family home features beautifully maintained and established gardens that offer both curb appeal and private outdoor living spaces.

The front garden is designed with a welcoming aesthetic, centered around a large, neat lawn that sweeps gently to the edges. Mature shrubbery and flowering plants, including vibrant roses and hydrangeas, border the house and the block-paved driveway, providing seasonal color and a softening effect to the architecture. A low brick pillar near the lawn's edge adds a subtle feature.

The rear garden is a private and well-zoned retreat, perfect for relaxation and entertaining. Directly accessible from the house is a spacious, multi-level paved patio area. A significant feature of this space is a central, circular design defined by brick edging and light gravel, which hosts a charming tiered fountain surrounded by potted plants, creating an elegant focal point. A substantial portion of the garden is laid to a generous, manicured lawn area, framed by mature, densely planted borders. These borders contain a rich variety of shrubs and small trees, notably including a stunning Acer tree with deep red foliage, which ensures a high degree of privacy and year-round visual interest. Further to the rear, mature trees and shrubs provide a lush, green backdrop. A secondary, patio area closer to the extension offers another secluded spot for a small table and chairs, demonstrating the garden's versatile layout.

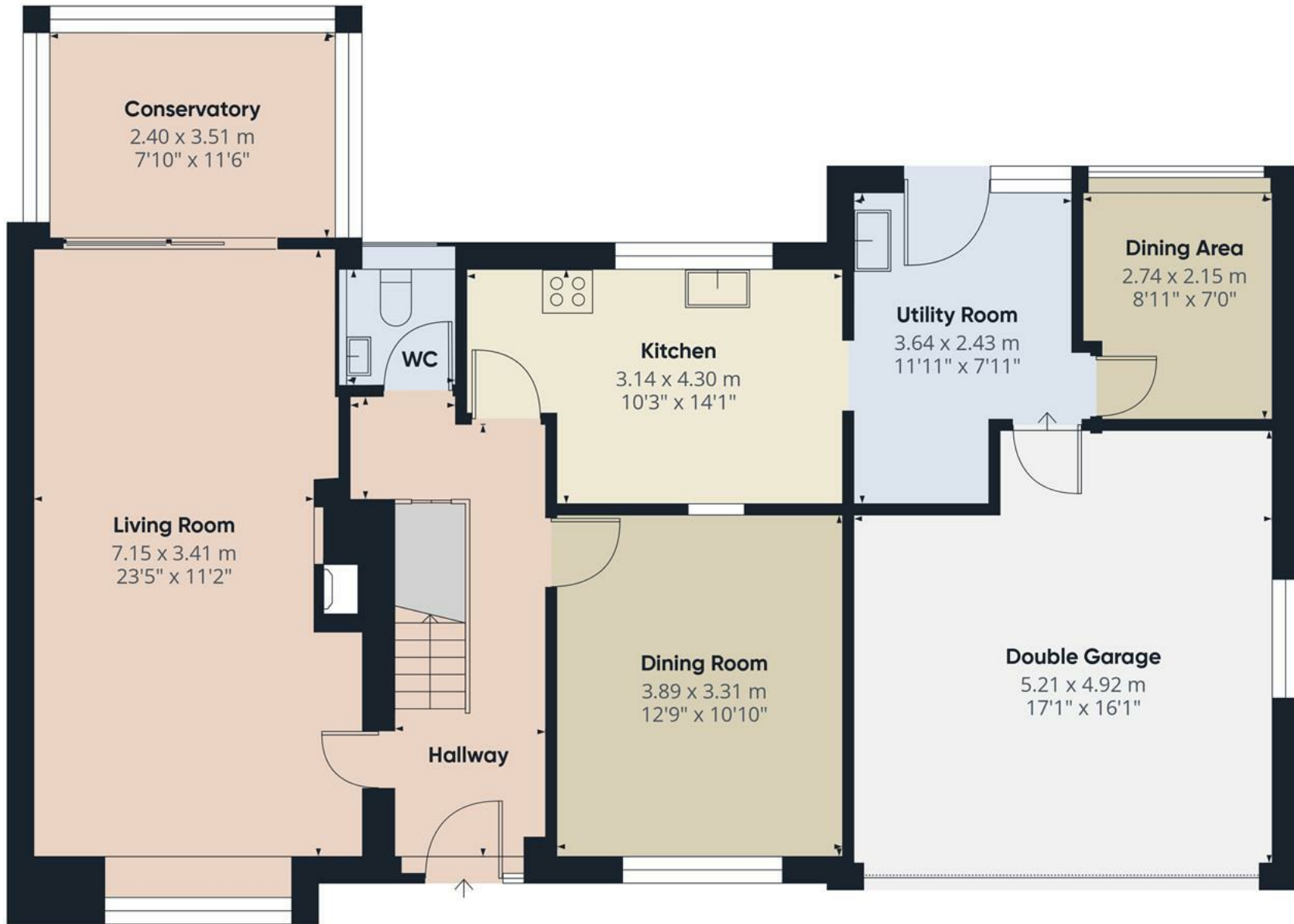








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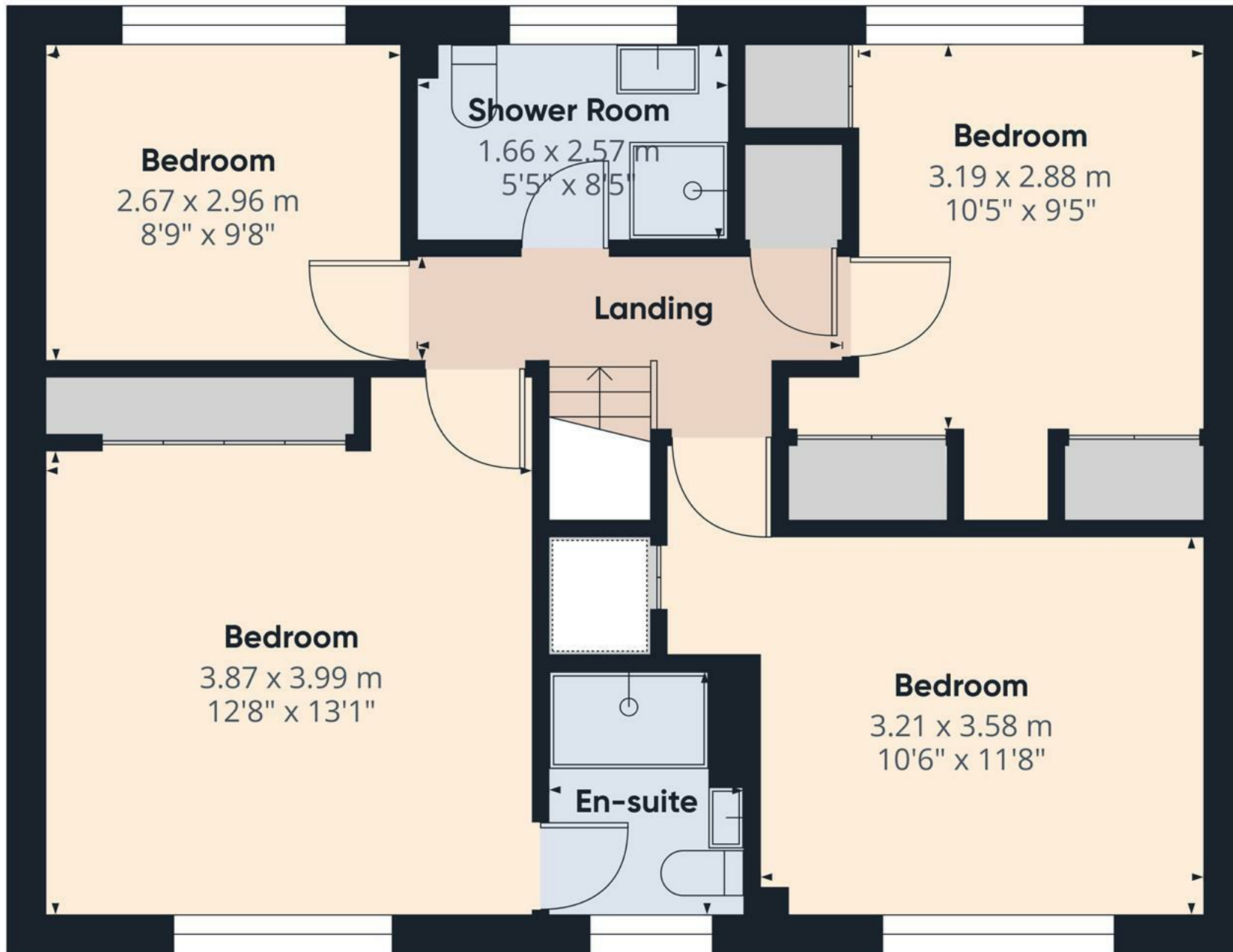
Approximate total area⁽¹⁾
112 m²
1204 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0



Floor 1

Approximate total area⁽¹⁾

61.9 m²
668 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	