



## **1 Hailors Croft , Staffordshire, ST13 7SP**

**Asking price £425,000**

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"Located within the idyllic village of Butterton in the Staffordshire Peak District surrounded by stunning countryside, this semi-detached house is on the market for the first time since the owners built it, the property has been the much-loved home for many years"



## Denise White's Comments



Situated within a small development of just three houses, set back from a country road. is this three/four bedroom semi-detached home. The property offers an enormous amount of potential to develop further to suit a buyers needs and requirements, brimming with possibilities.

The property provides well-proportioned and versatile living space, arranged over three floors. The accommodation comprises; a good size entrance hall leading to the kitchen, lounge with stairs leading to the first floor. The kitchen is open plan with a dining area and is fitted with a range of matching base and eye level units with plenty of space for appliances and providing access to a porch and downstairs cloakroom. The lounge has a multi fuel fire fireplace and windows over look the garden.

First floor accommodation compromises; a good size landing which leads to two double bedrooms, the rear bedroom benefiting from the uninterrupted views across surrounding countryside. There is a another room which provides access to the second floor and is currently used as an office but could be utilised as a landing bedroom also. A good size family bathroom with a bath and separate shower cubicle completes the first floor.

The second floor has a landing room which would be an ideal space for a dressing room or an office. Access is then gained into an Attic bedroom with skylights and useful storage into the eaves.

There is parking to directly in front of the property and a single garage which is situated in a block of three. There is also additional communal parking which is shared with the three properties. The garden is a good size and has a patio area, seating area and lawned space. The owners also have an additional plot of land close to the property which is shown on the title plan in the details.

## Location



Butterton is a picturesque village in the Staffordshire Moorlands situated high above the Manifold Valley. With a welcoming pub, places to stay, the local countryside and nearby attractions. While the local countryside is magnificent for walking, cycling and climbing. The village is within easy reach of Buxton, Ashbourne and Leek.

## Reception Hallway

uPVC double glazed door, radiator, uPVC double glazed window to the side, aspect, stairs leading off to the first floor, accommodation, one central light, wood effect laminated style flooring, doors leading into the kitchen and lounge.

## Kitchen

8'9" narrowing to 4'5" x 18'1" max (2.67 narrowing to 1.37 x 5.52 max )



A range of wall and base units with worksurfaces over, stainless steel sink unit with drainer, plumbing for washing machine and dishwasher, wall mounted heated towel rail, part tiled walls, gas oven and hob with extractor hood over and stainless steel splashback, uPVC double glazed windows, two central lights, wall mounted Worcester boiler, open plan with dining area and access gained into porch.

## Dining Area

8'10" x 7'7" (2.71 x 2.33)



Fitted carpet, radiator, uPVC double glazed window, dado rail, one central light, consumer unit, door leading into lounge, wall lights, ceiling light, access to the reception hall.

## Porch

uPVC double glazed door, wall mounted towel rail radiator, one central light, access gained into cloakroom.

## Cloakroom

W.C. fully tiled walls, extractor fan, one central light.

## Lounge

16'4"36'1" x 11'5" (5'11 x 3.49)



Fitted carpet, uPVC double glazed windows overlooking the garden, multi fuel fire, wall lights, ceiling light, radiator.

## First Floor Accommodation

### Landing

Laminated flooring, radiator, two central lights, uPVC double glazed window at the top of the stairs, storage cupboard housing the hot water cylinder with central light, access gained into two bedrooms and the bathroom.



### Bedroom One

11'11" x 12'9" including robes (3.64 x 3.91 including robes )



Situated overlooking the garden, uPVC double glazed windows with beautiful views over the surrounding countryside, radiator, laminated style wood effect flooring, central light, two double fitted wardrobes.

### Family Bathroom

Fitted with a white bathroom suite, which comprises; bath with central tap and electric shower over, extractor, WC, pedestal wash handbasin, separate shower cubicle with sliding glass door, radiator, uPVC double glazed frosted window, part tiled walls, one central light, wall mounted, heated towel rail.

### Bedroom Two

12'9" x 9'4" (3.89 x 2.85)

Laminate style flooring, radiator, wash handbasin with storage under, uPVC double glazed windows, one central light, double fitted wardrobe.

### Landing/Office/Bedroom Three

uPVC double glazed window overlooking the garden, one strip light, radiator, various fitted wall units with a bench, stairs off leading to the second floor accommodation.

### Second Floor Accommodation

### Landing Room

7'6" x 10'0" (2.3 x 3.05)

Landing space with fitted storage cupboard housing the cold water tanks, landing space which could be utilised as additional study area or dressing room with a fitted carpet, radiator storage into both side of the eaves, central light, skylight, door leading into bedroom.

### Attic Room currently used as a Bedroom Four

15'1" x 10'0" (4.62 x 3.05)

Fitted carpet, radiator, storage into both sides of the eaves, two skylights, one central light.

### Outside

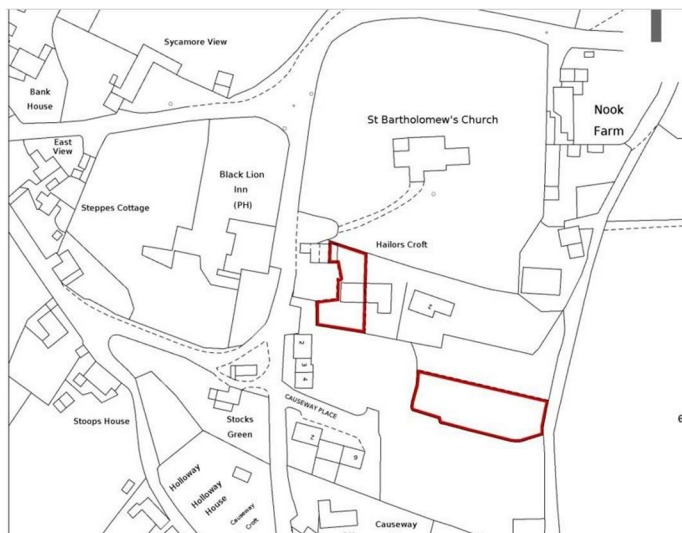


To the front of the property there is off road parking directly in front of the house with gated access. There is also a single garage with the house. Then there is communal parking space which is shared with the other two properties on the site. The garden is of a good size which has a pleasant seating area, raised patio and lawned area. There is also an additional plot of land with a separate access - shown in the title plan.

### Garage

16'02 x 9'02 (4.93m x 2.79m)

## Title Plan



## Agents Notes

LPG tanked gas.  
Mains Drainage  
Freehold

## Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

## Do You Have A House To Sell or Rent ?

We can arrange a appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

## Do You Need A Mortgage ?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

## You Will Need A Solicitor !

A good conveyancing solicitor can make or break your moving experience – we're happy to

recommend or get a quote for you, so that when the times comes, you're ready to go !

## About Your Agent



Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team live locally in Leek and can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advice.

# Floor Plan



**Ground Floor**



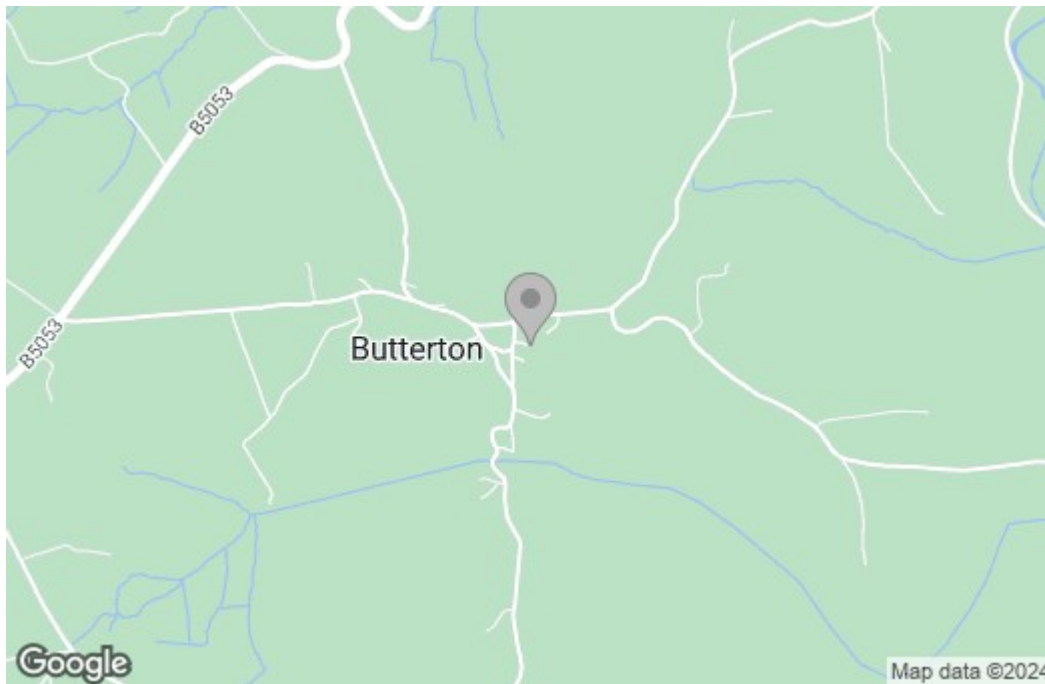
**First Floor**



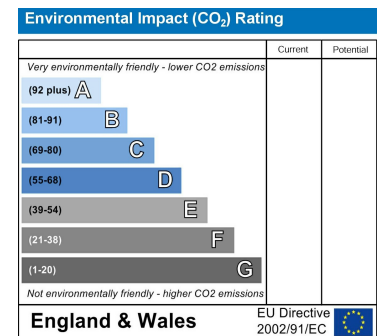
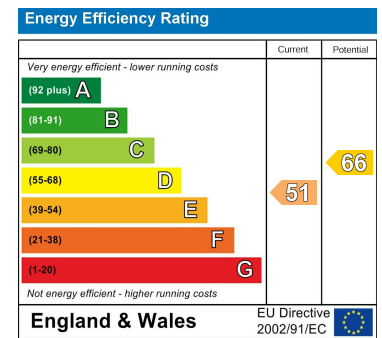
**Second Floor**

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# Area Map



# Energy Efficiency Graph



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