



The Croft, 94 Churnet Valley Road, Stoke-On-Trent, ST10 2BQ

Offers in excess of £290,000

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'The Croft'; a Detached Family Home located in the well regarded hamlet of Kingsley Holt, offering spacious accommodation together with a private driveway and gardens, nestled in the beautiful Staffordshire Moorlands Countryside.

Denise White Estate Agents Comments

'The Croft'; a Detached Family Home nestled within the beautiful Staffordshire Moorlands Countryside within the hamlet of Kingsley Holt. The property offers spacious living accommodation positioned within easy reach of local village amenities and just 2.5 miles from the Market Town of Cheadle.

An Entrance Hall welcomes you to the property, from which stairs climb to the First Floor Accommodation and doors provide access to the Office and Lounge which are both positioned to the front aspect. The Lounge is a sizeable, Bay Fronted Room, which opens through Double Doors in to the Dining Kitchen which spans the rear of the property. The Kitchen area has been updated by the current owners and offers a range of units which sit alongside a good sized Dining Area. French Doors open out from the Dining Area to the rear garden, and an internal door leads through to the compact Utility Room, which in turn leads to a useful Downstairs WC.

As you ascend the stairs to the First Floor, you are greeted by a light and airy landing which provides access to Three Good Sized Bedrooms and the Family Bathroom. The Main Bedroom, a good sized double room, sits to the front aspect enjoying the same Bay Frontage as the Lounge below and benefits from a recently refurbished Ensuite Shower Room. The Second Bedroom is positioned to the rear of property, overlooking the garden and enjoying lovely rural views over the fields beyond. The Third Bedroom, another generous room is located to the Front Aspect and you will find the Family Bathroom, which has also recently been refurbished, positioned to the rear of the property.

Externally, a gated driveway comfortably provides off road parking for Two Vehicles and leads to a Single Garage. To the rear of the property there is a good sized private and enclosed garden area, which backs on to open fields and is shielded by hedged boundaries offering a good degree of privacy.

Location

Kingsley Holt is a hamlet on the outskirts of the village of Kingsley, set in a picturesque location just to the south-west of the Peak District National Park. It's nearby to the Caldron canal, and the Churnet Valley steam train pulls into Froghall station which is located just down the road. With an abundance of beautiful rural walks and within easy reach of other local areas of interest such as Consall, which is home to The Tawny; a stunning boutique hotel and restaurant. As well as Hetty's Tearoom which is just down the road in Froghall, Dimmingsdale which offers beautiful country walks as well as the Ramblers Retreat tearoom and the famous Chained Oak of Alton, of course the village of Alton itself with Alton Towers and Denstone with its wonderful Farm Shop.

Located just 2.5 miles from the Market Town of Cheadle, approximately 20-minutes drive from Stoke-on-Trent and a 50-minute drive or train journey to Derby, while the train from Stoke-on-Trent runs into Manchester in about 40 minutes.

Entrance Hall



uPVC entrance door to the front aspect. Laminate flooring. Radiator. Stairs off to the first floor. uPVC window to the front aspect. Ceiling light. Doors leading to the Lounge and into: –

Office

8'2" x 5'2" (2.51 x 1.58)



Laminate flooring. Radiator. uPVC window to the front aspect. Ceiling light.

Lounge

14'9" x 12'3" (4.50 x 3.74)



Laminate flooring. Radiator. uPVC bay window to the front aspect. Ceiling light. Double doors, leading into: –

Kitchen

24'4" x 7'8" (7.43 x 2.34)



Fitted with a range of modern wall and base units incorporating a one and a half bowl sink and drainer. Integrated four ring gas hob with extractor hood over and single electric oven. Space for condensing tumble dryer. Space for dishwasher. Tiled flooring. Two radiators. Ceiling light and spotlights. Two uPVC double glazed windows to the rear aspect. uPVC French Doors leading to the rear garden. Door leading into: –

Utility Room

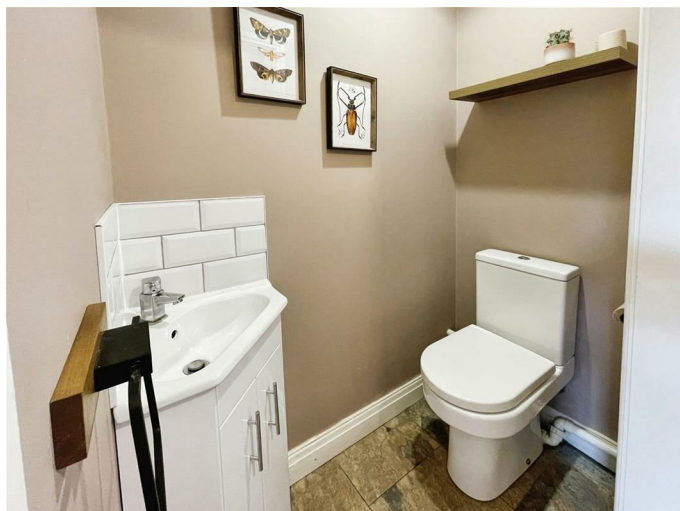
5'7" x 4'11" (1.72 x 1.51)



Plumbing for automatic washing machine. Space for fridge freezer. Wall mounted 'Ideal I-Mini' combination boiler. Radiator. Tiled flooring. uPVC door to the side aspect. Ceiling light. Door leading into: –

WC

4'11" x 2'9" (1.51 x 0.84)



Fitted with a low-level WC and corner vanity wash handbasin unit. Tiled flooring. Ceiling light.

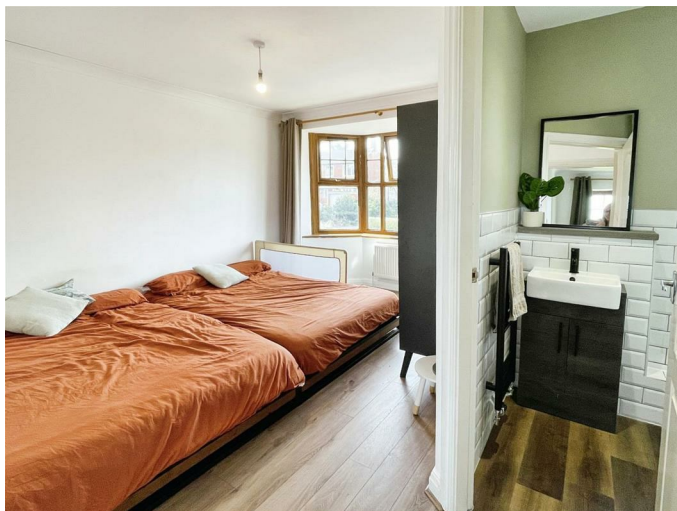
First Floor Landing



Carpet. Radiator. uPVC window to the rear aspect. Ceiling light. Loft access. Doors leading into: –

Bedroom One

14'1" into bay x 9'11" ext. to 12'5" (4.30 into bay x 3.03 ext. to 3.80)



Laminate flooring. Radiator. uPVC bay window to the front aspect. Ceiling light. Door leading into: –

Ensuite

5'4" x 5'2" (1.64 x 1.59)



Fitted with a modern suite comprising of corner shower cubicle with drencher showerhead, low-level WC and vanity wash handbasin unit. Laminate flooring. Part tiled walls. uPVC window to the front aspect. Ceiling spotlights.

Bedroom Two

9'4" x 8'11" (2.85 x 2.73)



Laminate flooring. Radiator. uPVC window to the rear aspect. Ceiling light.

Bedroom Three

8'11" x 8'6" (2.74 x 2.61)



Laminate flooring. Radiator. uPVC window to the front aspect. Ceiling light. Over stairs storage cupboard off.

Bathroom

8'9" x 5'6" (2.69 x 1.69)



Fitted with a modern suite comprising of large panelled bath with shower, mixer, tap and drencher showerhead over, vanity wash handbasin unit and low-level WC. Laminate flooring. Part tiled walls. Obscured uPVC window to the rear aspect. Ceiling spotlights.

Outside

To the front of the property there is a gated, block paving effect concrete imprint driveway which comfortably provides off road parking for two vehicles and leads to the Garage. Gated access to the side of the property leads to the rear garden.

Garage

19'3" x 9'3" (5.88 x 2.82)

Up and over door to the front aspect. Power and light. uPVC door and window to the rear aspect, leading to the rear garden.

Garden



To the rear of the property there is a lovely enclosed garden, offering a decked seating area which overlooks a good sized lawn together with

some raised flower beds. Backing on to open fields and shielded by hedged boundaries, the garden provides the perfect private haven for you to enjoy the sunshine of the warmer months with friends and family.

Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band D

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.

About Your Agent



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

Steph Leek, who listed this property, is one of the Market Specialists here at Denise White Bespoke Estate Agents. Steph has worked in the industry for over 16 years and has a wealth of experience in all aspects of estate agency.

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.

Property To Sell?

We can arrange an 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.

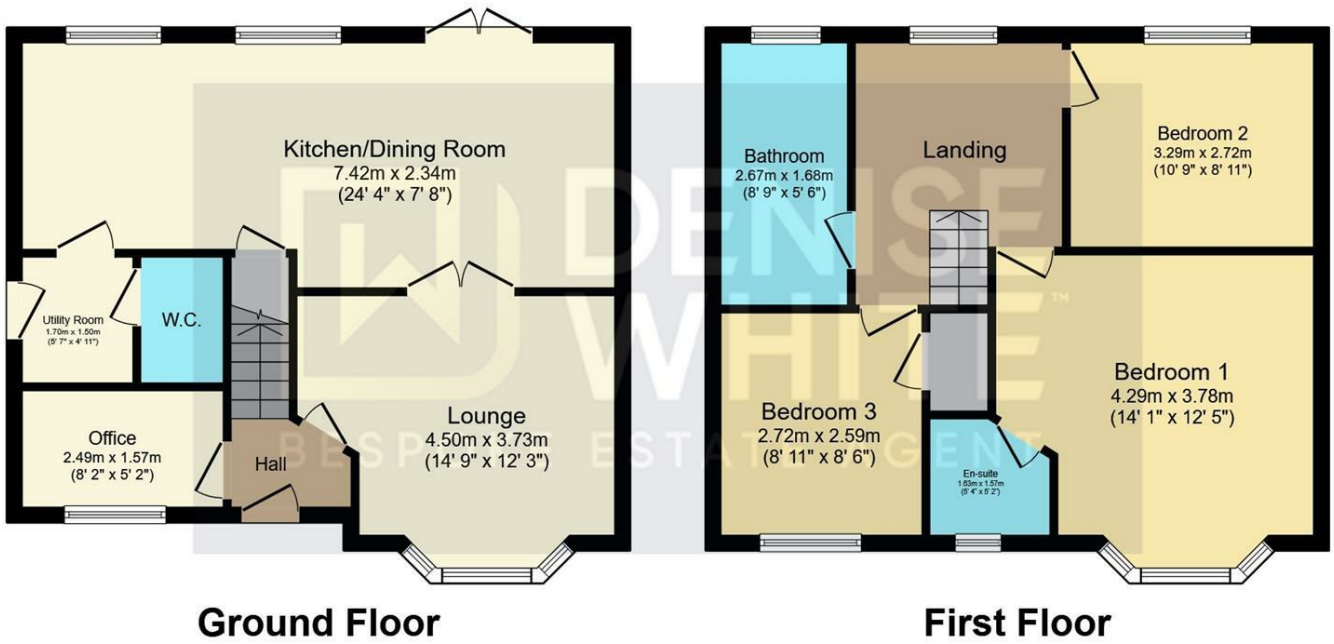
You Need A Solicitor!

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.

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.

Floor Plan



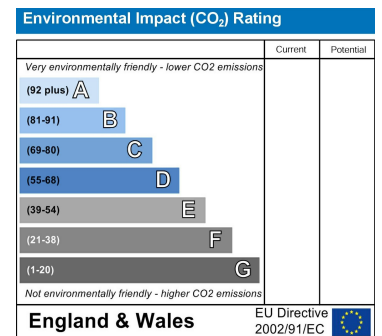
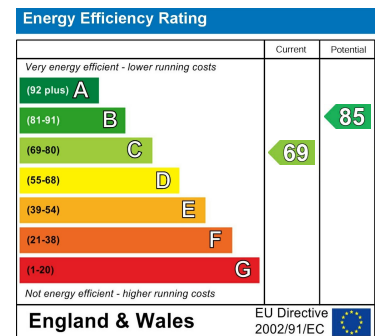
Total floor area 106.1 sq.m. (1,143 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Roche House Farm, Thorncliffe Road, Leek, Staffordshire, ST13 7LW

01538 381 772 | 01782 901 088 | 07854643365 | denisewhite@denise-white.co.uk | www.denise-white.co.uk