



30 Hillcrest Avenue, Kingsley Holt, Staffordshire, ST10 2BJ

Offers in excess of £240,000

'A good life is a collection of happy memories.' –Denis Waitley

Start your good life with this gorgeous traditional semi detached home. Surrounded by countryside on a large corner plot and with extended living space, this home is the perfect space to create many happy memories.

#FamilyHome #MakingMemories #StunningViews

Denise White Agents Comments

Nestled in the charming neighbourhood of Kingsley Holt, this traditional three-bedroom semi-detached home is a perfect blend of comfort and outdoor appeal. Occupying a large corner plot, the property boasts a spacious tarmac driveway that provides ample parking space, alongside a beautifully maintained lawned front garden enclosed with mature hedgerow softening the property into its surroundings.

As you step inside, you are greeted by a warm and inviting entrance hall that leads you through the home. The kitchen diner features modern shaker style cabinets and a pleasant outlook to the rear of the home. The cosy living room, with a large bay window, offers lovely views to the front and creates an ideal space for relaxation as a family. A large conservatory provides a second reception room for growing families and invites plenty of natural light as well as direct access onto the garden. A useful WC and utility room enhance the practicality of the home.

Venturing upstairs, you will find two generously sized double bedrooms, perfect for family living, along with a third room that is versatile enough to serve as a cot room or a home office. A well-appointed bathroom conveniently services all three bedrooms, ensuring comfort and accessibility.

This property is not just a house; it is a warm family home ready to create cherished memories.

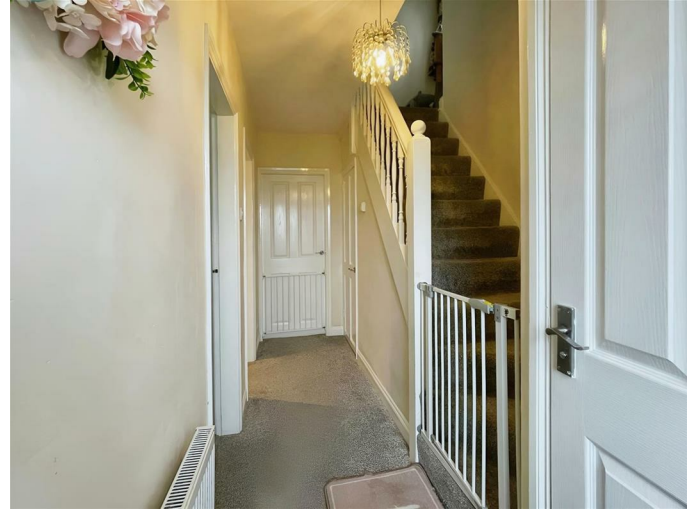
Location

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 Cauldon 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.

Entrance Hall

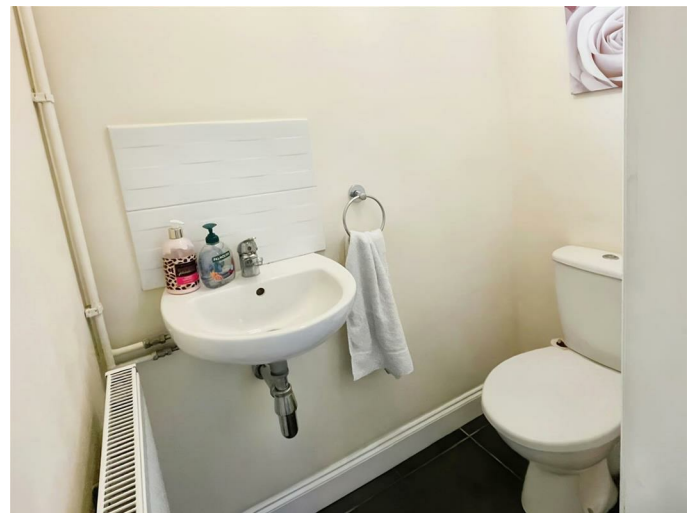
2'11" x 14'3" (0.90 x 4.35)



Fitted carpet. Radiator. Stairs off to the first floor accommodation. UPVC obscured glazed door to the front aspect. Large understairs storage cupboard. Ceiling light.

WC

4'11" x 2'8" (1.51 x 0.82)



Tiled floor. Low-level WC. Wall mounted wash hand basin. Wall mounted radiator. Obscured UPVC double glazed window to the side aspect. Ceiling light.

Living room

11'7" x 10'9" (3.54 x 3.29)



Fitted carpet. Wall mounted radiator. UPVC double glazed bay window to the front aspect. Electric fireplace with wooden surround. Ceiling light.

Kitchen

10'9" x 12'6" (3.28 x 3.83)



Wood effect flooring. A range of shaker style wall and base units. Integrated electric oven with hob and extractor fan above, fridge and freezer. UPVC double glazed window to the rear aspect. Wall mounted radiator. Inset spotlights.

Utility

6'3" x 7'4" (1.92 x 2.24)



Tiled flooring. Base units with laminate worksurface above. Integrated stainless steel sink and drainer unit with mixer tap above. Undercounter space for washing machine. Wall mounted combination boiler. UPVC double glazed window to the rear aspect. Wall mounted radiator. Ceiling light.

Conservatory

10'7" max x 14'4" (3.25 max x 4.39)



Tiled flooring. UPVC double glazed windows to the side and rear aspect. UPVC double glazed door to the front aspect. Storage cupboard. Inset spotlights.

First Floor Landing

Fitted carpet. UPVC double glazed window to the side aspect. Loft access. Ceiling light.

Bedroom One

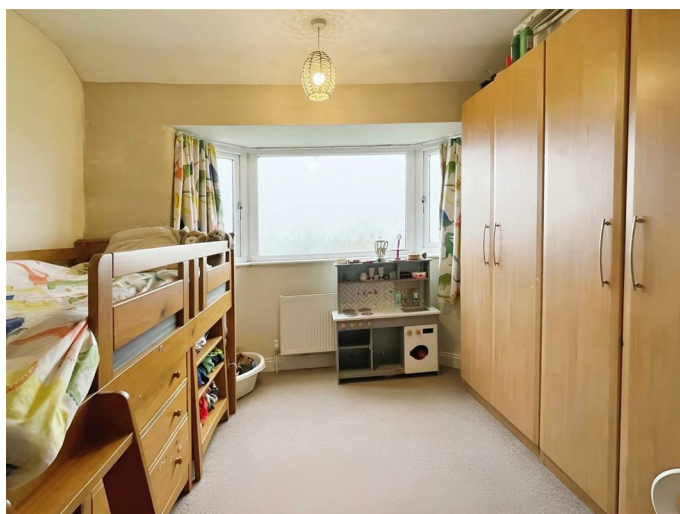
11'10" x 10'8" (3.62 x 3.26)



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the rear aspect. Ceiling light.

Bedroom Two

12'3" max x 10'9" max (3.74 max x 3.28 max)



Fitted carpet. Wall mounted radiator. UPVC double glazed bay style window to the front aspect. Ceiling light.

Bedroom Three

6'5" x 7'4" (1.96 x 2.25)



Fitted carpet. UPVC double glazed window to the rear aspect. Wall mounted radiator. Ceiling light.

Bathroom

6'1" x 6'5" (1.87 x 1.97)



Tiled flooring. Tiled walls. Low-level WC. Pedestal wash handbasin. Fitted with shower attachment above and glass shower screen. Ladder style towel rail. Obscured UPVC double glazed window to the front aspect. Inset spotlights.

Outside



The property occupies a large plot with a large tarmac driveway providing off road parking for multiple vehicles. To the front of the property is a good sized rectangular garden which is largely lawned with an initial gravelled area and a pathway which leads to a paved patio area.. The garden is also enclosed by a mature well maintained hedgerow. To The rear is further outdoors space with mature apple tree, a greenhouse and a useful storage shed.

Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band B

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.

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 Require 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.

WE WON!

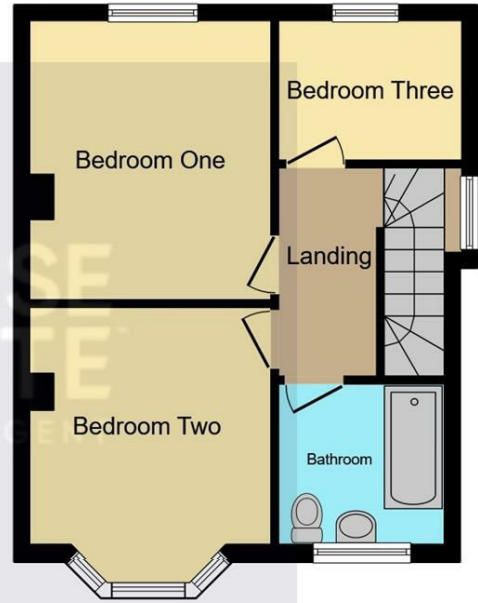


Floor Plan



Ground Floor

Floor area 50.7 m² (546 sq.ft.)



First Floor

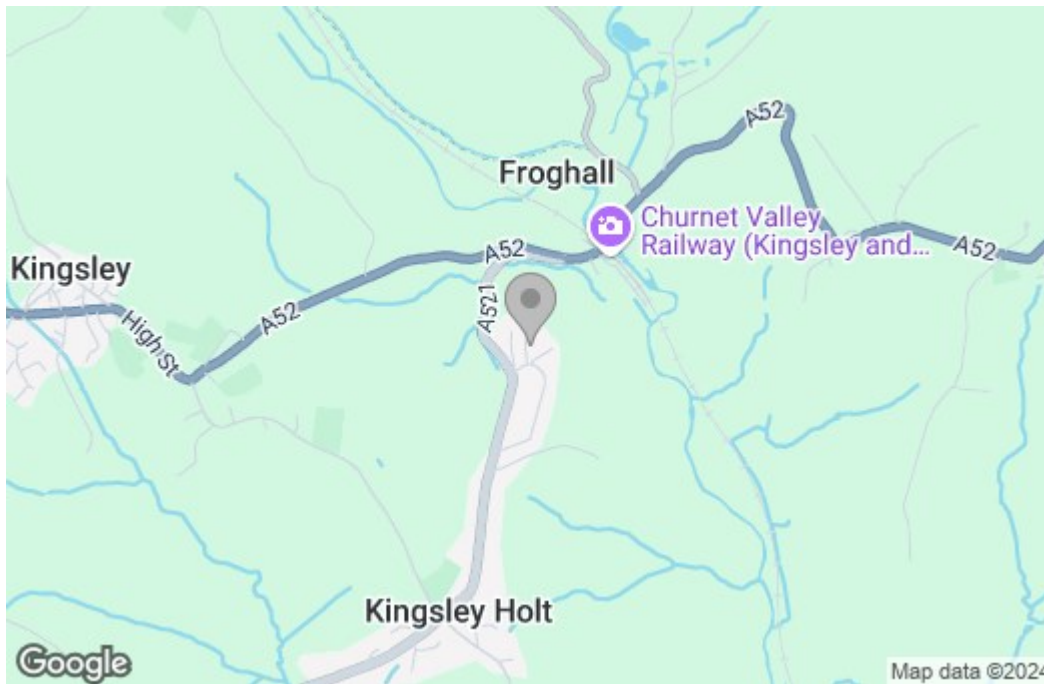
Floor area 39.6 m² (427 sq.ft.)

TOTAL: 90.3 m² (972 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B		70	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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