



## **53 High Street, Staffordshire, ST10 2AF**

**Offers in the region of £395,000**

'The best memories are the ones we make together.' - Unknown

This outstanding property provides spacious and versatile accommodation with beautiful views across the surrounding countryside. With four double bedrooms, a separate annexe, and beautifully maintained rear garden, this property is the perfect fit for growing families looking for a long term home to make lasting memories.

### **Denise White Estate Agents Comments**

Step inside this impressive four bedroom property situated in the village of Kingsley. With a stylish and welcoming interior, four double bedrooms and versatile living accommodation, this outstanding home presents an exciting opportunity for a range of buyers including multi generational living.

Internally, the property features two well-proportioned reception rooms including a cosy snug which could be utilised as play room, formal dining room or office. A charming living room boasts log burner and feature wall with French doors leading to a raised patio with views of rolling hills beyond. The living room leads on to an impressive kitchen diner spanning over 25 foot and featuring a range of units, understairs pantry, and a charming breakfast nook creating a sociable kitchen dining living space perfect for growing families or entertaining. A door and large window to the rear capture the beautiful views to the rear as well as connecting both indoor and outdoor spaces ideal for al fresco dining.

To the first floor there are three double bedrooms, a spacious galleried landing, and two bathrooms. There are two bedrooms located to the rear with one boasting a Juliette balcony. An exceptional bathroom complete to a very high standard boasts, separate bath and shower, and large vanity unit with twin sinks services the first floor accommodation as well as a separate shower room to accommodate growing families or guests. To the second floor a double bedroom features a large dormer window framing the rear view. There is also potential to convert the loft space (subject to the appropriate planning) if further space was required.

The property also features an annexe to the rear with shower room and kitchen area, perfect for an independent family member.

Externally the property continues to impress with a gorgeous tiered garden backing onto fields. Steps lead from a raised stone patio to a paved area and decking with pergola creating a lovely seating

area. Beyond, is a spacious lawn with pond and space for shed to store gardening equipment. There is a parking space to the left of the property with further parking just a short walk away.

Overall this gorgeous home provides impressive accommodation across three floors with a spacious rear garden and off road parking. This property is perfect for growing families looking for ample space within a semi rural location.

### **Location**

Kingsley is a small village in the Staffordshire Moorlands near to Cheadle, and situated on the A52 from Stoke on Trent to Ashbourne. 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. 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**

Solid wood entrance door to the front aspect. Tiled flooring. Radiator. Two uPVC windows to the front aspect. Ceiling light. Stairs off to the first floor. Doors leading into the Lounge and Kitchen. Opening into: –



## Snug

12'1" x 9'9" max (3.70 x 2.98 max)



Carpet. Radiator. uPVC window to the front aspect. Coving to the ceiling. Ceiling light. Feature fireplace with a stone tiled hearth and wooden mantle over.

## Dining Kitchen

25'7" x 9'7" max (7.80 x 2.94 max)



Fitted with a range of wall and base units with wood effect work surfaces over incorporating a one and a half bowl stainless steel sink and drainer unit with mixer tap. Integrated dishwasher. Space for range style cooker. Understairs pantry space. Utility cupboard housing the washing machine, tumble dryer and Baxi combination boiler. Lino flooring. Part tiled walls. Space for dining table and chairs. Two radiators. Coving to the ceiling. Ceiling spotlights. uPVC windows to the front and rear aspects. uPVC door leading to the rear patio. Opening into: –

## Lounge

15'10" x 13'1" (4.85 x 3.99)



Laminate flooring. Wall mounted upright radiator. Tiled fireplace housing in multifuel stove with wooden surround. uPVC bifold doors leading to the rear patio. Coving to the ceiling. Ceiling light. Door leading to the Entrance Hall.

## First Floor Landing

12'1" x 7'9" to wardrobes (3.68m x 2.36m to wardrobes )

Carpet. Two radiators. uPVC window to the front aspect. Fitted with a range of built-in storage with sliding doors. Three ceiling lights. Stairs off to the second floor. Doors leading into: –

### Bedroom One

9'4" x 10'0" extending to 12'11" (2.87 x 3.06 extending to 3.96)



Carpet. Radiator. uPVC window to the rear aspect. Coving to the ceiling. Ceiling light.

### Bedroom Two

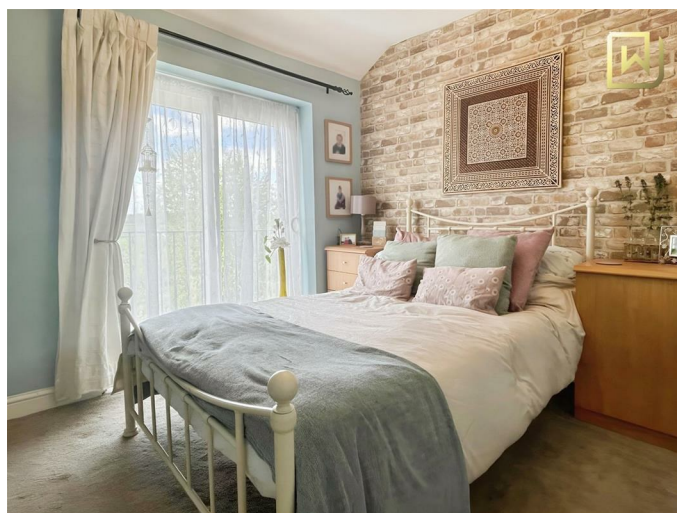
10'2" to robes x 9'10" (3.10 to robes x 3.01)



Carpet. Radiator. uPVC window to the front aspect. Fitted with a range of built-in wardrobes with sliding doors. Storage area over the stairs. Ceiling light.

### Bedroom Three

9'9" x 9'5" (2.98 x 2.89)



Carpet. Wall mounted upright radiator. uPVC French sliding doors leading to a Juliet balcony to the rear aspect, offering delightful views over the surrounding countryside. Ceiling light.

### Shower Room

6'1" x 6'5" (1.87 x 1.96)



Fitted with a suite comprising of corner shower cubicle, vanity wash hand basin unit and low-level WC. Lino flooring. Fully tiled walls. Radiator. Obscured window to the side aspect. Ceiling light.



## Bathroom

13'2" x 6'0" (4.03 x 1.85)



Fitted with a contemporary bathroom suite comprising of large double ended bath with central shower mixer tap, low-level WC, double shower cubicle with drencher showerhead and vanity unit housing twin ceramic bowl sinks, each with freestanding mixer taps. Lino flooring. Part tiled walls. Wall mounted heated towel rail. uPVC window to the rear aspect. Two wall lights. Ceiling spotlights.

## Second Floor Landing

Carpet. Ceiling light. Exposed beams to the ceiling. Door leading into: –

## Bedroom Four

14'5" max x 8'11" (4.4 max x 2.74)



Carpet. Wall mounted upright radiator. Exposed

beams. uPVC window to the rear aspect. Ceiling light.

## Outside



To the right of the property is parking available for one vehicle with further parking just a short distance away.

To the rear of the property is an impressive tiered garden with a stone patio area accessed via the kitchen, living room, and annexe. Steps lead to a paved tier with large decking area with pergola over a lovely seating area. Beyond, is a large lawn with pond and shed area.

## Garden Annexe

9'8" x 18'4" maximum overall (2.97 x 5.60 maximum overall)



A fabulous self-contained space suitable for a variety of uses from a home office, to a granny flat or an Airbnb. Fitted with kitchen base units incorporating a stainless steel sink and drainer unit, four ring ceramic hob and single electric oven. Laminate flooring. uPVC entrance door to the side aspect. uPVC windows to the side and rear aspect. Two ceiling lights. Door leading into: –

### Shower Room

5'6" max into shower x 3'2" (1.68 max into shower x 0.97)



Fitted with a wall mounted Triton electric shower, low-level WC and wall mounted wash handbasin. Tiled flooring. Fully tiled walls. Obscured uPVC window to the side aspect. Ceiling light. Wall mounted heated towel rail.

### Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band

### 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?

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.

### WE WON!



### Local Estate Agent Wins Prestigious British Gold Award for Customer Service

Denise White Bespoke Estate Agents has been honored with the esteemed Gold Award 2024 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process,

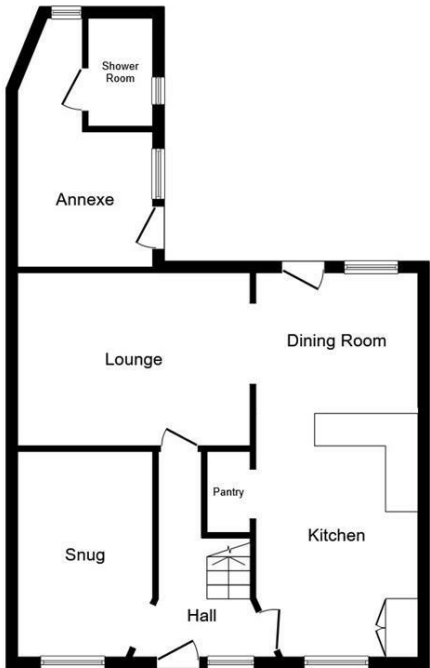
assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette, responsiveness to emails, promptness in returning missed calls, and, crucially, their expertise in the local marketing area.

The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.



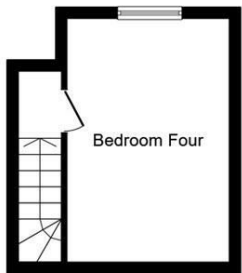
Floor Plan



Ground Floor  
Floor area 63.9 sq.m. (688 sq.ft.)



First Floor  
Floor area 52.5 sq.m. (565 sq.ft.)



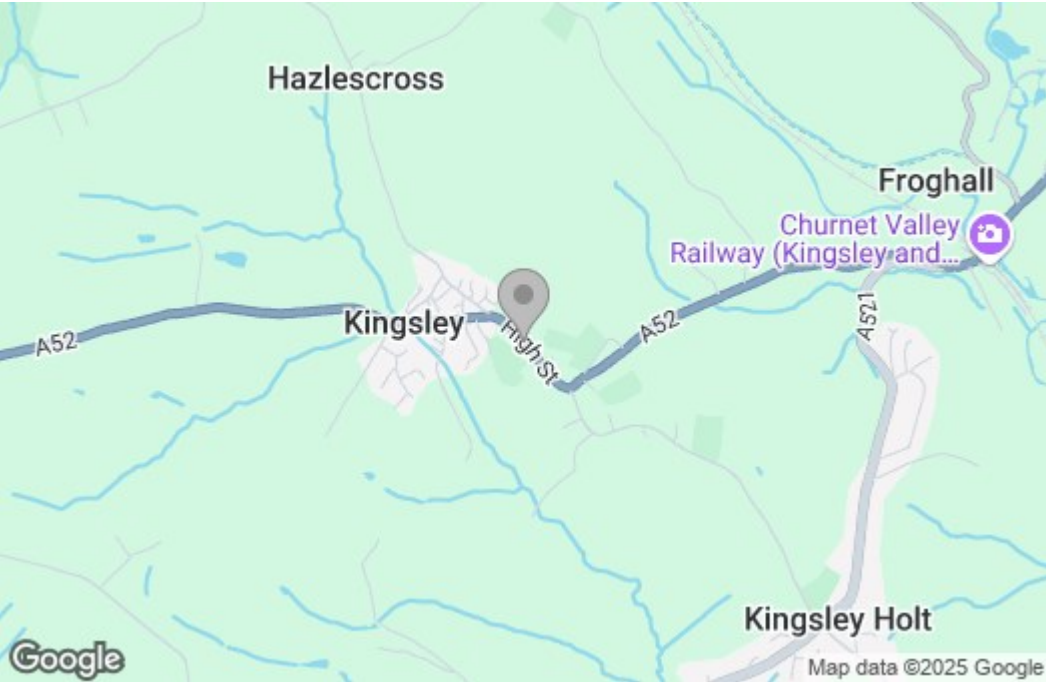
Second Floor  
Floor area 16.7 sq.m. (179 sq.ft.)

Total floor area: 133.1 sq.m. (1,433 sq.ft.)

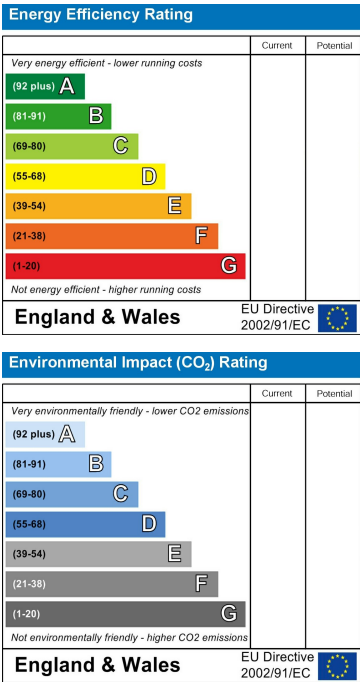
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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



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 firms employment has the authority to make or give any representation or warranty in respect of the property.