



**30 Hillcrest Avenue, Kingsley Holt, Staffordshire ST10 2BJ**  
**Offers over £240,000**



***Kevin Ford & Co. Ltd.***  
Chartered Surveyors, Estate Agents & Valuers

Discover this delightful bay-windowed semi-detached house, perfectly situated on a spacious corner plot, offering an abundance of outdoor space and scenic views. Step into the inviting entrance hall, complete with a convenient cloakroom. The cosy lounge features a bay window that frames picturesque countryside views, creating a comfortable living space. The breakfast kitchen boasts ample space for a dining table, making it ideal for family meals. Adjacent to the kitchen is a handy utility room, providing additional storage and functionality. The charming conservatory, located to the side of the house is a new addition, offering another spot to enjoy the beautiful views. Upstairs, you will find two generously sized double bedrooms and a versatile nursery or home office, catering to your family's needs. The family bathroom is fitted with a three-piece white suite, ensuring both style and practicality. Externally, the property excels in providing extensive parking options with a spacious driveway to the side, capable of accommodating several cars, a boat, or a caravan. The front garden is neatly lawned, enhancing the home's curb appeal, while the expansive rear garden features established vegetable patches, perfect for green thumbs, and convenient outdoor storage. This property uniquely combines traditional charm with the benefits of a large corner plot, making it an exceptional family home that meets all your lifestyle needs.



## Accommodation Comprimises

### Entrance Hall

14'3 x 3'0 (4.34m x 0.91m)

Step into this inviting home through a UPVC front entrance door, where you're greeted by a radiator, convenient under-stairs storage, and stairs leading up to the first floor.

### Guest cloakroom

4'11 x 2'8 (1.50m x 0.81m)

The cloakroom features a single radiator, tiled floor, low flush WC, wash hand basin with splash-back, and a UPVC window.

### Lounge

11'7 x 10'9 (3.53m x 3.28m)

The lounge boasts a large bay UPVC window providing excellent views, a double radiator, and an Adam style fireplace with a wood surround, marble inset and hearth, and an electric fire.

### Utility

6'4 x 7'4 (1.93m x 2.24m)

Equipped with base cupboards topped with a sleek work surface and an inset sink. It also includes plumbing for a washing machine, a tiled floor, and a UPVC window. The UPVC door, fitted with a privacy blind, leads seamlessly into the bright and airy conservatory.

### Conservatory

14'5 x 10'7 (4.39m x 3.23m)

Stunning conservatory, where a UPVC door opens to the front garden, inviting in natural light and offering easy outdoor access. The conservatory is designed with UPVC windows on the sides for a panoramic view, a vaulted roof adorned with stylish spotlights, and luxurious marble porcelain floor tiles. This space seamlessly blends indoor and outdoor living, making it perfect for relaxation or entertaining guests.

### Landing

UPVC window with small hatch for loft access.

### Bedroom One

12'3 x 10'9 (3.73m x 3.28m)

Bedroom One features a charming bay window that offering views of the countryside and fills the room with natural light. This room also includes a radiator.

### Bedroom Two

11'10 x 10'8 (3.61m x 3.25m)

Equipped with a double radiator, a UPVC window for ample natural light, and comes with included wardrobes, providing plenty of storage space.

### Bedroom three

6'5 x 7'5 (1.96m x 2.26m)

Though compact, is perfect as a nursery or home office. It features a radiator for comfort and a window.

### Bathroom

6'6 x 6'1 (1.98m x 1.85m)

The bathroom exudes fully tiled walls and floors, complemented by a chrome towel radiator. A sleek panel bath with a shower spray and mixer tap, accompanied by a glass side screen, adds convenience and style. The space is further enhanced by a pedestal wash hand basin, a low-level flush WC, and a UPVC privacy window.

### Outside

Surrounding this charming property is a well-established hedgerow that ensures privacy and a serene atmosphere. A wooden gate provides pedestrian access, leading to paved pathways that gracefully guide you through the front garden area. Here, you'll find a lush lawn interspersed with quaint stepping stones leading to a delightful patio area, bordered by gravel beds and featuring a tiled entrance step to the front door.

In the rear of the property, fenced boundaries and another well-maintained hedgerow continue to offer seclusion and security. The garden includes a practical greenhouse and a timber shed for ample storage, alongside a magnificent apple tree that adds natural beauty and shade. Additionally, there is plenty of parking space, making this property a perfect blend of comfort, practicality, and natural charm.

### Services

All mains services are connected. The Property has the benefit of GAS CENTRAL HEATING and UPVC DOUBLE GLAZING.

### Tenure

We are informed by the Vendors that the property is Freehold, but this has not been verified and confirmation will be forthcoming from the Vendors Solicitors during normal pre-contract enquiries.

### Viewing

Strictly by appointment through the Agents, Kevin Ford & Co Ltd, 19 High Street, Cheadle, Stoke-on-Trent, Staffordshire, ST10 1AA (01538) 751133.

### Mortgage

Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

### Agents Note

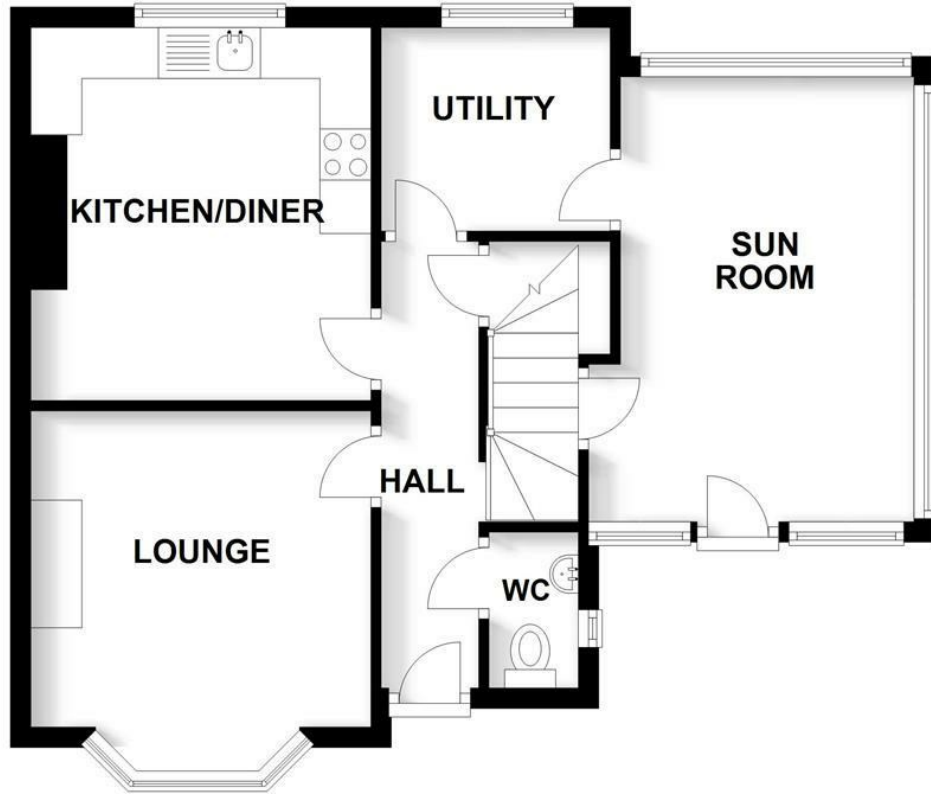
None of these services, built in appliances, or where applicable, central heating systems have been tested by the Agents and we are unable to comment on their serviceability.





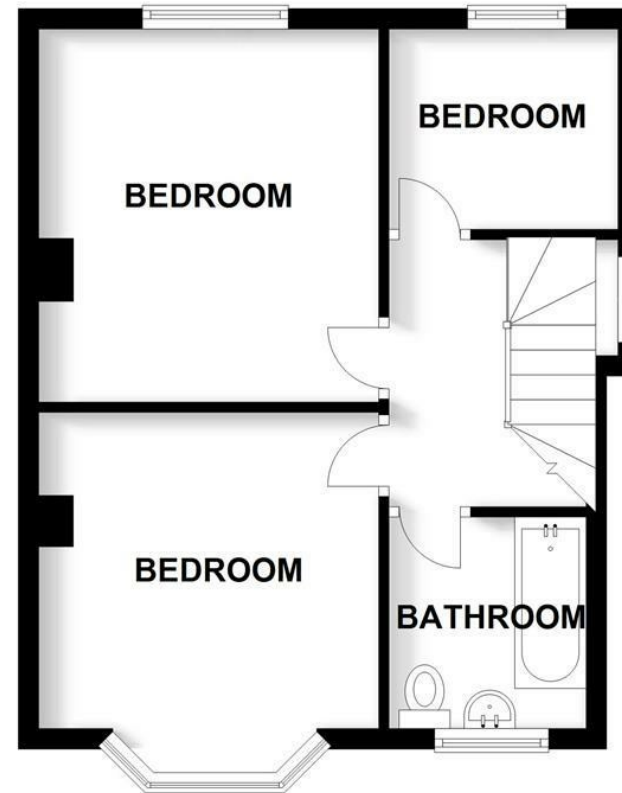
## GROUND FLOOR

APPROX. 560.9 SQ. FEET



## FIRST FLOOR

APPROX. 409.3 SQ. FEET



TOTAL AREA: APPROX. 970.2 SQ. FEET

Plan produced by [www.firstpropertyservices.co.uk](http://www.firstpropertyservices.co.uk). We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C	70	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
		EU Directive 2002/91/EC

