



7 Hillcrest Close  
Kingsley Holt



Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
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## 7 Hillcrest Close

Kingsley Holt  
Stoke on Trent  
ST10 2BL

This spacious detached family home has been upgraded and improved to an immaculate standard by the current vendors and is situated in a quiet cul-de-sac setting in the delightful Staffordshire Moorlands village of Kingsley Holt.

The property occupies a very generous sized plot with a large driveway to front providing ample off street parking, a detached garage / workshop and a number of useful garden sheds. To the rear is well maintained lawned garden area with display borders and patio area.

The accommodation benefits from Upvc double glazing and gas fired central heating and briefly comprises: Entrance Hall, Living Room, Dining Room, Kitchen with integrated appliances, Utility Room, Rear Hall and W.C to the ground floor. Landing Area, Master Bedroom with En-Suite facility, Three further Bedrooms and Family Bathroom to the first floor.

The River Churnet's valley is considered one of Staffordshire's most beautiful landscapes and is very popular with those who wish to take advantage of the numerous walks and footpaths this area provides. Whilst the location is picturesque and feels very rural, it is well placed for travelling into the Potteries conurbation, or towards Derby and convenient for the market towns of Cheadle, Leek and Ashbourne. Approximately 15 miles to the north east is the heart of the Peak District, the first national park in the UK.

Offers In The Region Of £440,000



4



2



2



C

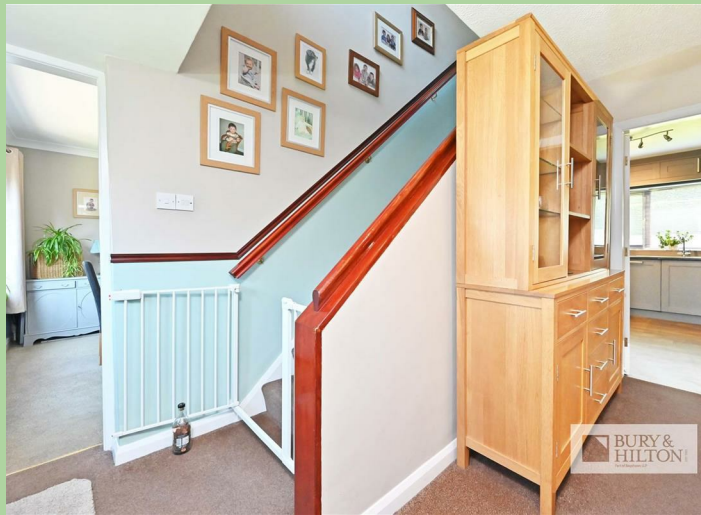


Leek - 01538 383344



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# General Information

## Entrance Hall

Stairs off. Radiator. Storage cupboard housing central; heating boiler.

## Living Room

Radiator x 2. Coving. Log burner. Sliding doors to rear garden.

## Dining Room

Radiator. Coving. Wall lights.

## Kitchen

Wall and base units. Stainless steel sink unit with drainer, rinsin bowl and mixer tap. Electric hob with extractor unit above. Electric oven and grill. Integrated fridge and dishwasher. Pantry off. Radiator.

## Utility Room

Storage cupboards. Stainless steel sink unit with drainer and mixer tap. Plumbing point. Radiator. Storage cupboard.

## Rear Hall

Access to Dining Room. Side door. Radiator.

## W.c

W.c.

## First Floor

### Landing Area

Loft access x 2. Airing cupboard.

### Master Bedroom

Radiator. Fitted wardrobes, bed surround and dressing table.

### En-Suite

Shower cubicle. W.c. Wash basin with storage unit below. Heated towel rail. Spotlights. Fitted storage unit.

### Bedroom

Radiator.

### Bedroom

Radiator.

### Bedroom

Radiator.

### Family Bathroom

Bath with shower over. W.c. Wash basin. Radiator. Spotlights. Feature heated mirror.

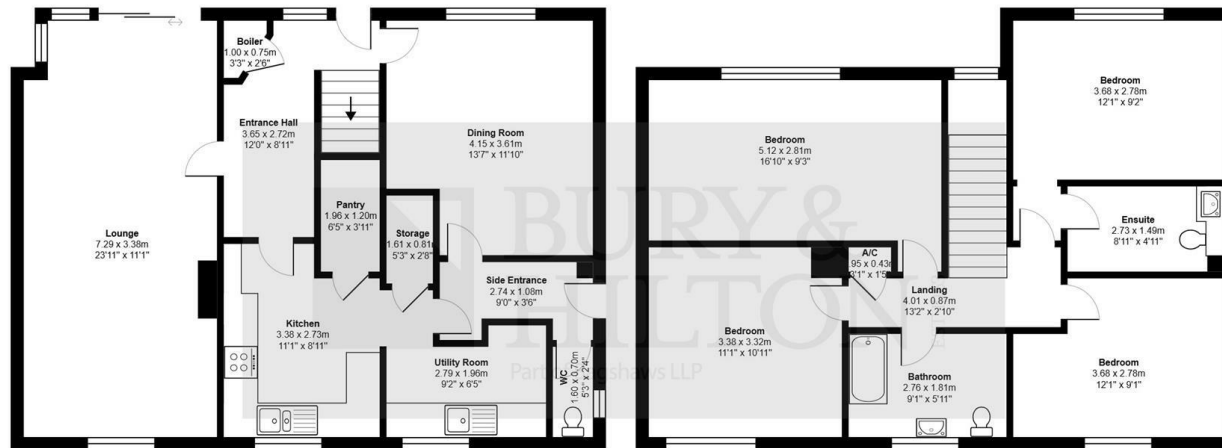
## Outside

The property occupies a very generous sized plot with a large driveway to front providing ample off street parking, a detached garage / workshop and a number of useful garden sheds. To the rear is well maintained lawned garden area with display borders and patio area.

## Broadband Connectivity

We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.





Ground Floor

First Floor

All measurements are approximate and for display purposes only

### Fixtures and Fittings

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

### Method of Sale

The property is offered for sale by private treaty.

### Mobile Network Coverage

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

### Tenure and Possession

The property is sold freehold with vacant possession granted upon completion.

### Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

### Viewing

Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office on 01538 383344.

### Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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