



**4 Hillcrest Close, Kingsley Holt, Staffordshire ST10 2BL**  
**Offers around £220,000**



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

Nestled within a serene cul-de-sac in the heart of a delightful village, this semi-detached house offers a unique opportunity to create your dream home. While this property is already established, it beckons for further modernisation and improvement, allowing you to put your personal touch on it and create the home of your dreams.

The front elevation of the house greets you with a paved driveway, providing ample space for several vehicles. A charming gravel frontage adds character to the property's curb appeal. To the side, a pedestrian access pathway leads to the expansive rear garden. This garden, boasting a generous size and enclosed by established hedging and trees, offers a peaceful oasis for outdoor enjoyment. A true highlight is the garden's backdrop – it opens onto breathtaking open countryside, creating a truly special and desirable asset for nature lovers.

As you step inside, you're welcomed by an entrance hall that sets the stage for the interior charm that awaits. The lounge/dining area, with patio doors that frame the stunning view, is bathed in natural light and provides a cosy space for relaxation and entertainment. The kitchen, with its traditional wooden style, is roomy and provides plenty of space for your culinary aspirations. While it retains its classic appeal, it's an excellent canvas for your creative kitchen designs and updates.

Upstairs, the property features three bedrooms, each offering its unique character. These rooms are ready for your personal touch, making them the perfect spaces to craft your own sanctuaries. The bathroom, adorned with a classic white suite, serves its purpose and could benefit from modernisation to align with your taste. While it waits for your updates, it remains functional and comfortable.

This property is ideally situated within a village, offering a serene countryside backdrop and easy commuting access to nearby towns such as Cheadle and Leek. These towns provide excellent schools & shopping facilities.



## The Accommodation Comprises

### Entrance Hall

10'7" x 5'4" (3.23m x 1.65m)

The entrance hall welcomes you with the warmth of a radiator and offers a built-in cupboard, providing practical storage space for your everyday needs.

### Lounge/ Dining Room

26'1" x 12'6" (7.95m x 3.81m )

The Lounge/Dining Room exudes classic elegance with a wooden Adam style fireplace featuring a marble inset and hearth. A cosy coal effect living flame fitted gas fire is at the heart of the room, adding both warmth and character. Natural light floods the space through a UPVC window, while at the opposite end, patio doors beckon you to step outside and soak in the picturesque garden and the stunning views that stretch beyond.

### Kitchen

11'3" x 8'9" (3.43m x 2.67m)

The Kitchen boasts a wooden range of units, elegantly complemented by a light marble effect worktop that features a crisp white tiled splash-back. An inset stainless steel sink unit with a mixer tap and drainer is conveniently positioned under the window, offering a pleasant view while you work. This kitchen provides space for a freestanding cooker, an under-counter fridge, and plumbing for an automatic washing machine, catering to your culinary and practical needs. A charming breakfast bar invites casual dining, and the kitchen floor is adorned with durable quarry tiles. A display cabinet adds a touch of sophistication, and a built-in cupboard enhances your storage options.

### First Floor

Stairs rise from the Entrance Hall up to the:

### Landing

Access to roof void, built in storage cupboard off and side UPVC window.

### Bedroom One

11'9" x 11'0" (3.58m x 3.35m )

Bedroom one is a comfortable space featuring a radiator for warmth and a UPVC window that allows natural light to filter in, creating a bright and inviting atmosphere.

### Bedroom Two

10'2" x 12'5" (max) (3.10m x 3.78m (max) )

There is a radiator and UPVC window.

### Bedroom Three

11'10" x 7'1" (3.61m x 2.16m )

Built in cupboard off, UPVC window.

### Bathroom

6'2" x 8'10" (1.88m x 2.69m)

The Bathroom is a practical and well-equipped space, offering a classic white suite with a bath that features a panel and a mixer tap. An electric shower is conveniently positioned over the bath and comes with a side screen for your showering comfort. The bathroom also includes a pedestal wash hand basin and a low flush WC. Partly tiled walls add a clean and stylish touch, while spot lighting illuminates the room. For privacy, there's a UPVC window that allows natural light in without compromising your personal space.

### Outside

Outside, the property truly shines with its impressive features. The front elevation boasts a paved driveway, providing ample space for multiple vehicles, and the addition of gravel borders ensures low maintenance and adds to its curb appeal. A sturdy brick wall graces the front, and to the side, there's timber panel fencing on the left, ensuring both privacy and security.

A pathway runs along the side elevation, bordered by well-stocked flower beds, guiding you into the spacious rear garden. This generous outdoor space includes a substantial lawned area, perfect for recreational activities and relaxation. The borders are adorned with established hedges, trees, and shrubs, enhancing the overall charm and providing a sense of privacy. The real gem of this property is the open aspect of rolling countryside and breathtaking views that stretch beyond, making it a tranquil and inviting haven for nature enthusiasts and those seeking a peaceful retreat.

### 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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(58-68) 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		
(58-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

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