



10 Sidney Drive, Kingsley Holt, Staffordshire ST10 2BH
Offers around £239,950



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

An established semi-detached home offering spacious and well-presented accommodation, situated within the highly regarded residential area of Kingsley Holt and enjoying a delightful backdrop of open countryside to the rear.

This attractive property offers generously proportioned rooms throughout and is ideal for families, first-time buyers, or those seeking village living with excellent outdoor space.

The accommodation begins with a welcoming entrance hall leading to the principal ground floor rooms. The fitted kitchen is a particularly appealing feature, enjoying dual aspect windows to the front and rear elevations, allowing plenty of natural light. Fitted with attractive cream shaker-style units, the kitchen also provides space for a bistro dining table, creating a lovely everyday family area. An inner hallway gives access to the rear garden and a convenient downstairs cloakroom.

The spacious lounge offers a warm and inviting living space, centred around a striking log-burning stove set within an exposed brick chimney breast, creating a superb focal point.

To the first floor, a generous landing provides access to three well-proportioned bedrooms, comprising two doubles and a good-sized single bedroom, together with a family bathroom.

Externally, the property stands on an impressive plot and enjoys excellent kerb appeal. A substantial driveway provides ample off-road parking and is complemented by gravelled borders and a lawned frontage.

The rear garden is a standout feature of the home, offering a wonderful outdoor environment with extensive lawns, gravelled pathways with stepping stones, a decking area, established flower borders, mature hedgerows, shrubs, and a timber storage shed. The garden provides both privacy and a picturesque outlook across the surrounding countryside. Offering excellent space within a sought-after village location, this charming home must be viewed to be fully appreciated!



The Accommodation Comprises

Entrance Hall

10'10" x 9'5" (max) (3.30m x 2.87m (max))

Features an attractive wood-effect uPVC front entrance door, complemented by laminate flooring and a side aspect windows which allows natural light to flow into the space.

Spacious Lounge

13'9" x 16'11" (4.19m x 5.16m)

Lounge is a warm and inviting living area featuring an attractive exposed brick feature wall with a large log-burning stove positioned centrally, creating an excellent focal point. The room is further enhanced by laminate flooring and benefits from a useful built-in storage cupboard measuring approximately 2'7" x 6'7".

Fitted Kitchen

13'10" x 10'0" (4.22m x 3.05m)

An attractive range of cream shaker-style units with chrome handles, complemented by wooden-effect work surfaces and contrasting black brick-style tiled splashbacks. An inset stainless steel sink with mixer tap is positioned beneath one of the two uPVC windows, providing pleasant natural light. Integrated appliances include an electric oven, gas hob with extractor hood over, and a dishwasher, whilst there is additional undercounter space for a washing machine. The kitchen also benefits from a breakfast bar area suitable for bar stools, together with further space for a small bistro dining table if desired, creating a practical and sociable family space. The room is finished with feature lighting and a contrasting dark tiled floor.

Inner Hall

2'1" x 3'10" (0.64m x 1.17m)

The inner hallway provides access to the rear garden via a traditional wooden door and also leads to a convenient downstairs cloakroom/WC.

Downstairs Cloakroom

5'11" x 2'10" (1.80m x 0.86m)

A low-level WC and wash hand basin, complemented by part brick-style wallpaper to the lower section of the room and tiled flooring.

First Floor

Stairs rise up to the:

Landing

Access to all principle bedrooms and bathroom.

Bedroom One

13'11" x 11'9" (4.24m x 3.58m)

The main bedroom is a generous double room featuring a radiator and a uPVC window allowing for plenty of natural light.

Bedroom Two

13'6" x 7'11" (4.11m x 2.41m)

Bedroom two is another well-proportioned double room, benefiting from a radiator and a uPVC window.

Bedroom Three

8'1" x 7'5" (2.46m x 2.26m)

The third bedroom is a good-sized single room, featuring a radiator and a uPVC window.

Bathroom

6'4" x 4'5" (1.93m x 1.35m)

The family bathroom is fitted with a panelled bath featuring chrome taps and a glazed side screen, together with an electric shower and handheld attachment over. The suite also includes a low-flush WC, whilst the room is complemented by dark tiled flooring and part tiled walls.

Outside

Externally, the property occupies an impressive plot and immediately catches the eye with its attractive frontage and excellent kerb appeal. A generous driveway provides ample off-road parking for multiple vehicles and is beautifully complemented by flower borders and a neatly maintained lawn, creating a welcoming first impression.

The rear garden is undoubtedly one of the home's most impressive features, offering a fantastic amount of outdoor space ideal for both entertaining and family living. Extensive lawned gardens create a wonderful sense of space, whilst gravelled pathways with stepping stones lead through thoughtfully landscaped sections including a raised decking area, colourful flower borders, mature shrubs, and established hedgerows which provide both privacy and

character.

The garden enjoys a delightful open aspect to the rear with picturesque countryside views, creating a peaceful and semi-rural feel rarely found at this price point. A timber storage shed offers useful additional storage, and the overall plot provides excellent potential for keen gardeners, growing families, or those simply seeking generous outdoor living space within a charming village setting.

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		
(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 

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