

# High Street

Kingsley, Stoke-on-Trent, ST10 2AF



Attractive traditional semi detached home retaining a wealth of character and occupying a good sized plot enjoying fabulous far reaching views to the rear, located in this popular village within close proximity to surrounding towns.

£250,000

John German

For sale with no upward chain involved, viewing and consideration of this traditional home is strongly recommended whether looking to move up or down the property ladder, to appreciate its room dimensions, character and the stunning outlook to the rear over surrounding countryside.

The property also has the benefit of planning permission in place for a two storey rear extension for a ground floor living room and a fourth bedroom. Planning Reference Number - SMD/2020/0628.

Situated in this popular village within walking distance to its amenities that include the first school, village hall and its post office, small shop, park and church as well as countryside walks that are on the doorstep. The towns of Cheadle, Leek, Ashbourne and Uttoxeter are all within easy commutable distance plus the cities of Derby and Stoke on Trent. The Chumet Valley and Cauldon Canal are also nearby providing towpath walks and access to Hetty's Tea Shop found in Froghall.

Accommodation - A part obscure double glazed entrance door to the side of the property opens to the welcoming traditional hall having a tiled floor and stairs rising to the first floor plus a built in cupboard housing the gas central heating boiler and doors leading to the ground floor space.

Extending to the full width of the property at the front is the impressive open plan living and dining kitchen having a range of units with fitted work surfaces and inset sink unit set below a window, space for a gas range stove set in a chimney breast with an extractor hood over plus space for further appliances. The tiled floor has under floor heating and in the living area, additional natural light comes from a bay window plus a door giving direct access to the front.

To the rear is a garden room that has a tiled floor and windows enjoying far reaching rural views.

Completing the ground floor is the fitted family bathroom which has a white period style suite incorporating a roll top bath and claw bath and half tiled walls.

The pleasant first floor landing has a rear facing window providing light and views plus doors leading to the three good sized bedrooms and the fitted family shower room having a white suite incorporating a corner shower cubicle with a mixer shower over.

Outside - To the rear a block paved patio provides access to the useful outhouse/home office which has power and a double glazed window. Steps lead to timber decking providing a lovely entertaining area enjoying far reaching views. The tiered garden is laid to lawn, has well stocked borders and further steps leading to a play area found at the bottom of the garden also having a further patio area adjacent to fields. To the front is a block paved forecourt.

**what3words:** generals.jolly.unionists

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:**

[www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/010623

**Local Authority/Tax Band:** Staffordshire Moorlands District Council / Tax Band B



Ground Floor



Floor 1

John German

**Approximate total area<sup>(1)</sup>**

1171.11 ft<sup>2</sup>  
108.80 m<sup>2</sup>

**Reduced headroom**

14.83 ft<sup>2</sup>  
1.38 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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#### Agents' Notes

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