

Kingsley Holt

Kingsley Holt, Stoke-on-Trent, ST10 2BQ

John German





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£425,000

Enjoying countryside views to the front and approx. 40ft integral garage this large five bedroom detached village home also features three reception rooms and an en suite.



This five bedroom detached family home offers approx 2170 sqft of floor area (including the integral garage). Situated on an elevated position with commanding views across open countryside to the front and located in the popular village of Kingsley Holt. The property is sold with the benefit of gas fired central heating and double glazing throughout.

Entering the property into the reception hallway which has decorative moulded cornice and dado railing. A wooden door opens into the sitting room also has decorative moulded cornice, dado railing, ceiling rose and a double glazed bay window to front enjoying fine views across open countryside. The feature of the room is a mahogany fireplace with inset coal effect gas fire with marble hearth. A door leads into the inner hallway which in turn has a staircase to the first floor and doors off to the dining room, kitchen, guest cloakroom and large integral garage.

The guest cloakroom has tiled flooring, a pedestal wash hand basin with hot and cold chrome taps over, low level WC and electric extractor fan.

Moving into the kitchen that has tiled flooring and rolled edge preparation surfaces with inset stainless steel sink, adjacent drainer, chrome mixer tap over and tile splashback surround. There are a range of base and wall cupboards plus drawers beneath, an integrated fridge, double Neff electric oven and grill, four ring gas hob with extractor plus appliance space with plumbing for a washing machine. A door leads to the rear garden.

Walking into the dining room, it has decorative moulded cornice, dado railing and ceiling rose, a log effect gas fire and double glazed sliding door providing access to the rear garden. Next is the study which has useful built in wardrobes, is ideal for those working from home or alternatively, this room could be used as a playroom, family room etc.

Undoubtedly one of the main selling features of the property is its large integral garage measuring approx. 40ft x 10ft, currently having electric, plumbing and an up and over door. It also offers a wealth of storage and the potential to convert (subject to necessary permissions), to add a potential further bedroom, shower room or utility room.

On the first floor galleried landing there is a loft hatch access and doors off to the bedrooms, bathroom and useful storage room. The principal bedroom enjoys fine sweeping countryside views, useful built in wardrobes, drawers and dressing table, It also has its own en suite comprising a pedestal wash hand basin with chrome mixer tap, low level WC, bath with chrome mixer tap and Velux roof window.

The second bedroom, being a large double also has the benefit of useful built-in wardrobes, drawers and dressing table plus fine elevated views to the front. There are three further good sized bedrooms, some of which could also be utilised as a home office/study space.

The family bathroom has a white suite comprising wash and basin with chrome mixer tap over with vanity base cupboards beneath, low level WC, jacuzzi bath with chrome mixer tap over, corner shower unit with electric shower over and electric extractor fan.

Also off the landing is a useful store cupboard, offering fantastic storage space with further eaves storage, and an airing cupboard housing the hot water tank and shelving.

Outside to the front of the property is a gated block paved driveway providing ample off street parking for multiple vehicles, a mature hedge border, lawn area with raised decorative planting and pond plus a patio seating area with plum slate surround.

To the rear of the property is a well presented and maintained patio seating area with steps up to a further lawn area where lies an additional patio seating area, hard standing space with a green house and mature, flowering and herbaceous borders.



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

Property construction: Standard

Parking: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Superfast Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

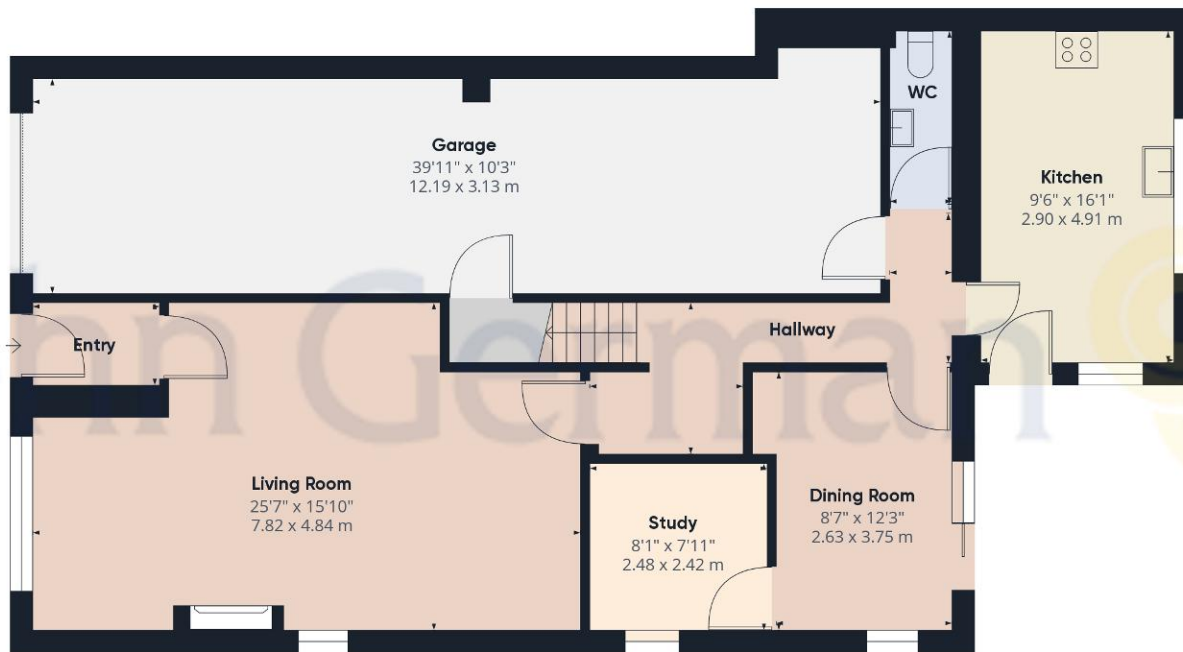
Local Authority/Tax Band: Staffordshire Moorlands District Council / Tax Band D

Useful Websites: www.gov.uk/government/organisations/environment-agency

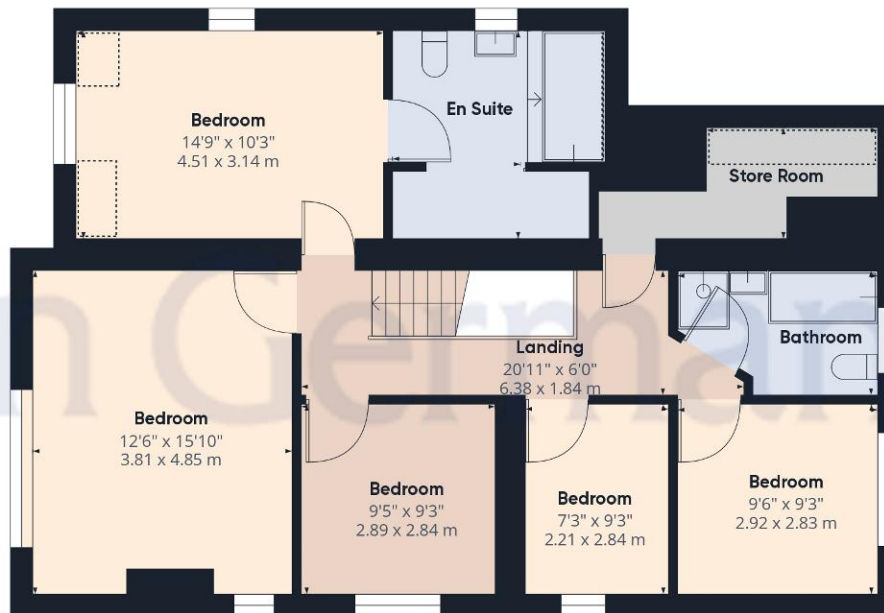
Our Ref: JGA/08022024

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Ground Floor



Floor 1

Approximate total area⁽¹⁾

2172.65 ft²

201.85 m²

Reduced headroom

27.57 ft²

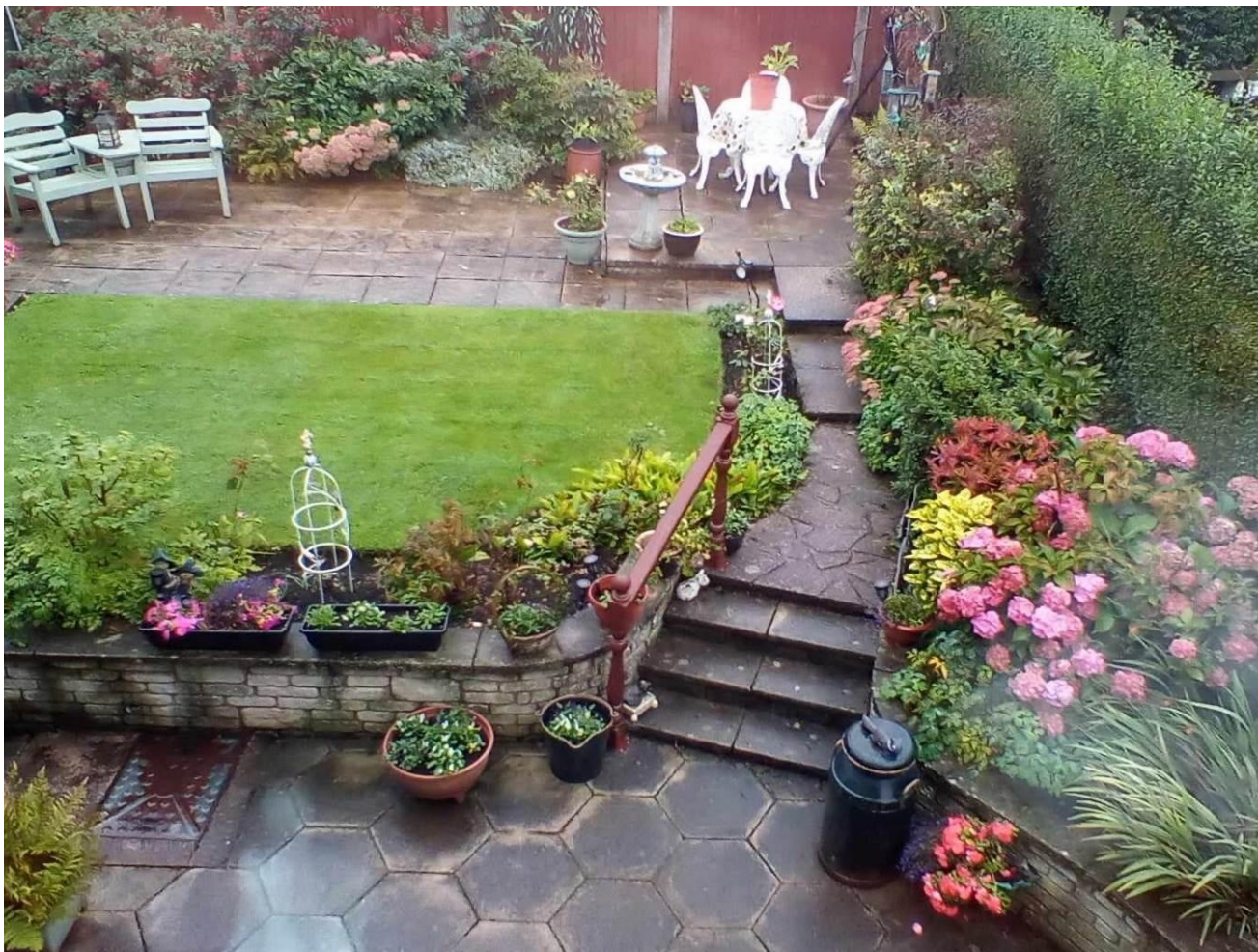
2.56 m²

(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.

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Agents' Notes

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 78 C |
| 55-68 | D | 68 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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