





Abode are delighted to offer for sale this beautifully presented, three bedroom detached character cottage-style home, benefiting from solar panels with a 5kW battery for improved energy efficiency.

Situated in the highly sought-after village of Kingsley, the property enjoys a semi-rural setting with a strong community feel, picturesque countryside walks, and convenient access to local amenities, well-regarded schools, and major road links to Leek, Cheadle, and the surrounding areas.

The property is well positioned and offers ample off-road parking, spacious and versatile living accommodation, and an enclosed, low-maintenance rear garden- ideal for alfresco dining and outdoor entertaining.

In brief, the accommodation comprises: entrance hallway, ground floor WC, modern fitted kitchen, utility room, and a generous lounge diner to the ground floor. To the first floor are three well-proportioned bedrooms, with the principal bedroom benefiting from a walk-in wardrobe and en-suite shower room, alongside a contemporary family bathroom.



Ideal for a wide range of buyers, an internal viewing is highly recommended to fully appreciate the quality, character, and accommodation on offer.



Entrance hallway

Entrance door into the hall, central heating radiator.

Cloakroom

Low flush WC, wash hand basin and central heating radiator.

Breakfast Kitchen

High specification fitted units with work surfaces and a breakfast bar. One and a half bowl sink unit, integrated dishwasher, space for a range style cooker with fitted extractor fan, space for an American style fridge freezer. Bi-fold doors to the rear patio, acoustic glazed window to the front, door to the utility room and open through to the lounge diner.

Utility Room

Plumbing and space for a washing machine and space for a tumble dryer. Sink and drainer unit with work surfaces and fitted unit, Fitted shelves and UPVC double glazed window.

Lounge Diner

Feature multi fuel stove set in exposed brick chimney breast and on a stone hearth, two central heating radiators, acoustic glazed windows to the front and double doors onto the garden.

Landing

Loft access, upvc double glazed window to the side and doors to -

Master Bedroom

Radiator, two UPVC double glazed windows and doors to -



Dressing Room

Shelves and hanging rails.

Ensuite

Walk in shower with mains shower, vanity sink unit with wash hand basin and storage cupboard, low flush WC and central heating radiator.

Bedroom

UPVC double glazed window and central heating radiator.







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UPVC double glazed window and central heating radiator.

Bathroom

P shape panel enclosed bath with hand held shower and a shower screen, wash hand basin, low flush WC, heated towel radiator and UPVC double glazed window.

Outside

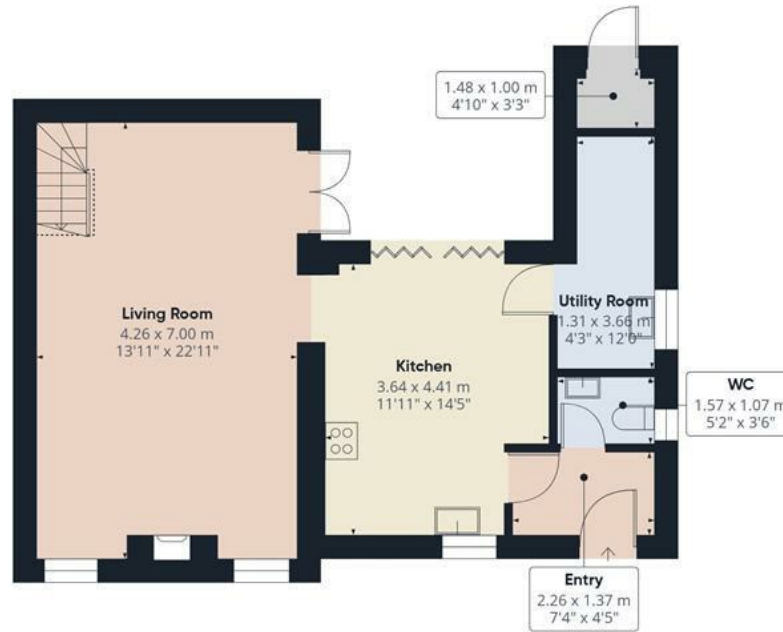
Ample parking to the front. Side access to the block paved garden with brick store, outhouse providing storage and coal bunker.



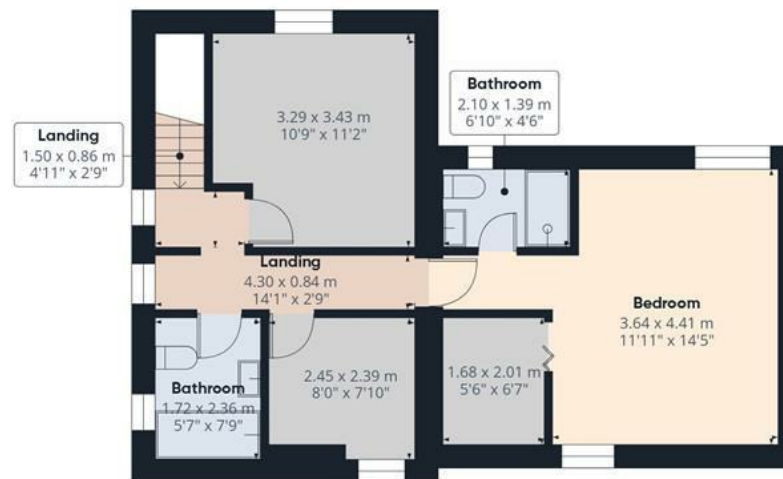








Floor 0



Floor 1



Approximate total area⁽¹⁾

105.2 m²

1133 ft²

Reduced headroom

0.9 m²

9 ft²

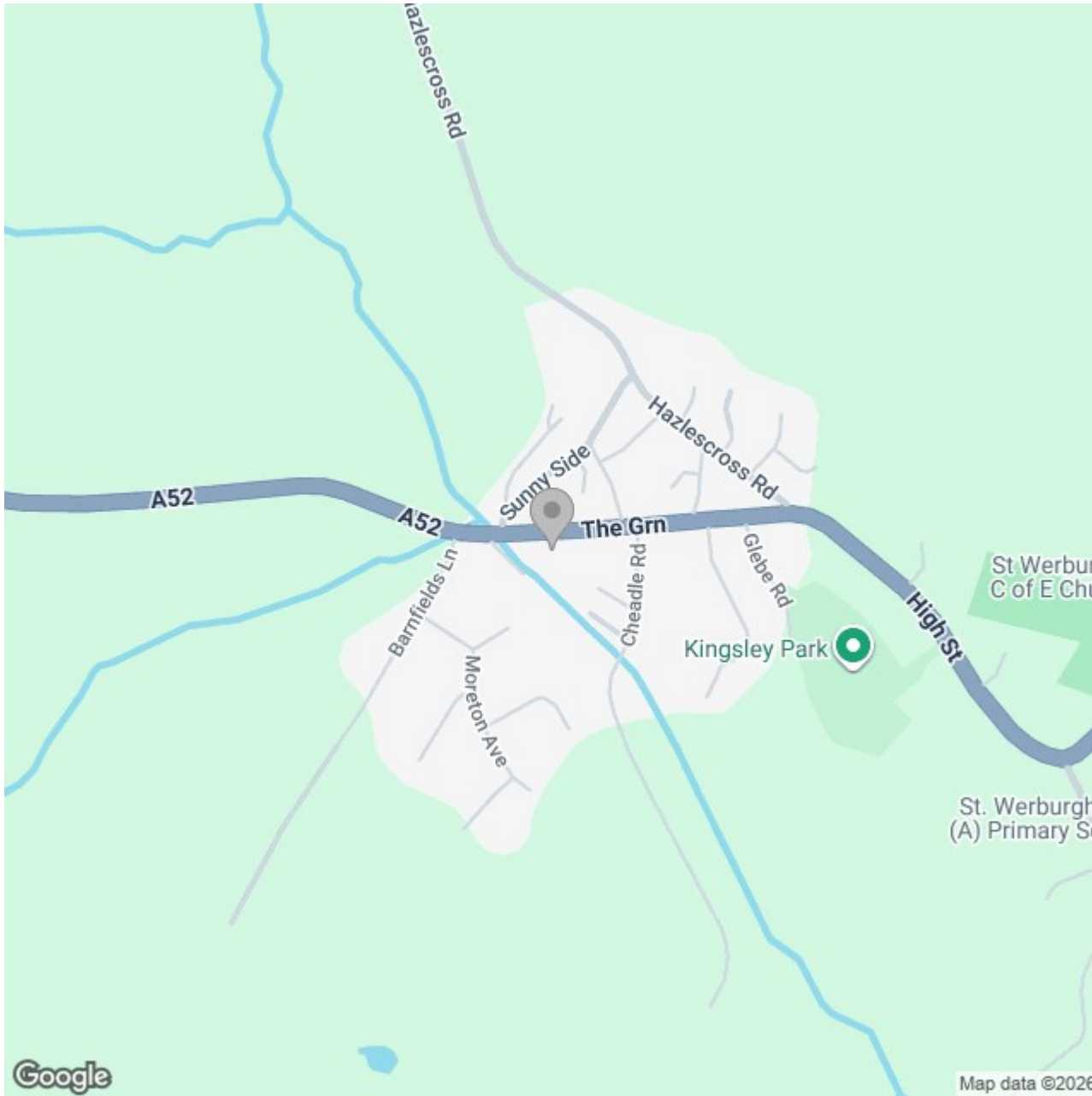
(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	