





Abode are pleased to offer for sale this well-presented detached family home, ideally positioned in the popular village of Waterhouses. Nestled on the edge of the Peak District in the Staffordshire Moorlands, Waterhouses offers a welcoming village atmosphere with a strong sense of community, local amenities including a shop and pubs, primary school, and easy access to beautiful countryside walks. The village is conveniently located for commuting to Stoke-on-Trent, Leek, Cheadle, Derby, Uttoxeter and Ashbourne, making it an excellent choice for both families and professionals.

Set within a generous plot, the property boasts gardens to both the front and rear, providing ample outdoor space. Further benefits include a large detached garage, spacious and versatile living accommodation, and excellent potential to extend or further enhance the property, subject to the relevant planning permissions.

In brief, the accommodation comprises an entrance porch, hallway, lounge diner, conservatory, study/snug, kitchen, ground floor WC, and rear porch. To the first floor are three well-proportioned bedrooms and a family bathroom.

Occupying a good-sized plot and suitable for a wide range of buyers, early viewing is highly recommended to fully appreciate the space, setting, and potential this property has to offer.




ABODE
 SALES & LETTINGS

Entrance Porch

Upvc double glazed windows and door, entrance door into the hall.

Hallway

Radiator and stairs to the first floor.

Lounge

Feature log burner set with in the chimney breast and mounted on a slate hearth, radiator, upvc double glazed bow window to the front, open through to the dining area and a door to the study/family room.

Dining Area

Radiator and patio doors into the conservatory.

Conservatory

Upvc double glazed window and doors onto the garden, radiator and a tiled floor.

Study/ Snug

Upvc double glazed window, radiator and door to the kitchen.

Kitchen

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Plumbing and spaces for a washing machine and dishwasher, cooker space and further appliance space. Upvc double glazed window, radiator and a door to the rear porch and cloakroom. Pantry cupboard housing the oil fired boiler.

WC

Low flush wc, wash hand basin and upvc double glazed window.



Rear Porch

Upvc double glazed window and door on to the garden.

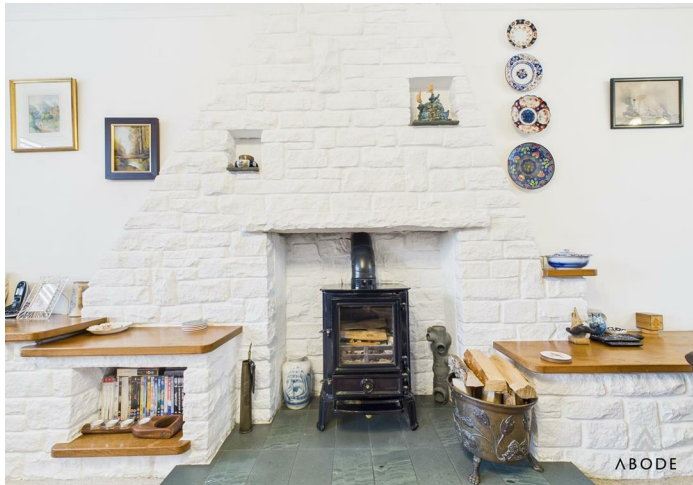
Landing

Upvc double glazed window to the side, storage cupboard, loft access and doors to -

Bedroom

Fitted wardrobes, drawers and shelves, radiator and upvc double glazed window.







Bedroom

Upvc double glazed window and a radiator.

Bedroom

Upvc double glazed window and a radiator.

Bathroom

Panel enclosed bath with a shower over and a shower screen, low flush wc, wash hand basin, radiator and a upvc double glazed window.

Outside

The property is situated on a good size plot with a lawn and vegetable plot to the front, long drive and gated access to the enclosed rear garden and garage.

Detached garage with up and over door and side pedestrian door, power and lights.

The rear garden is immaculately kept offering a lawn with mature borders and shrubs, paved patio and a shed.

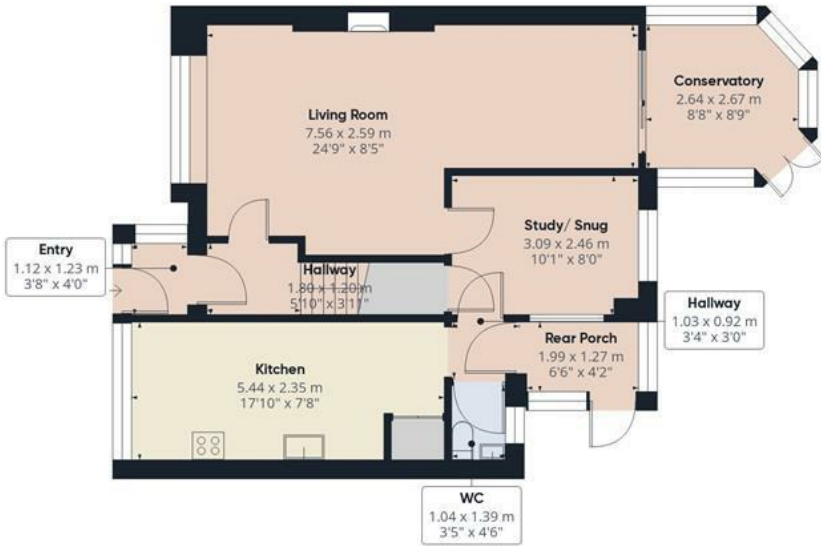












Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

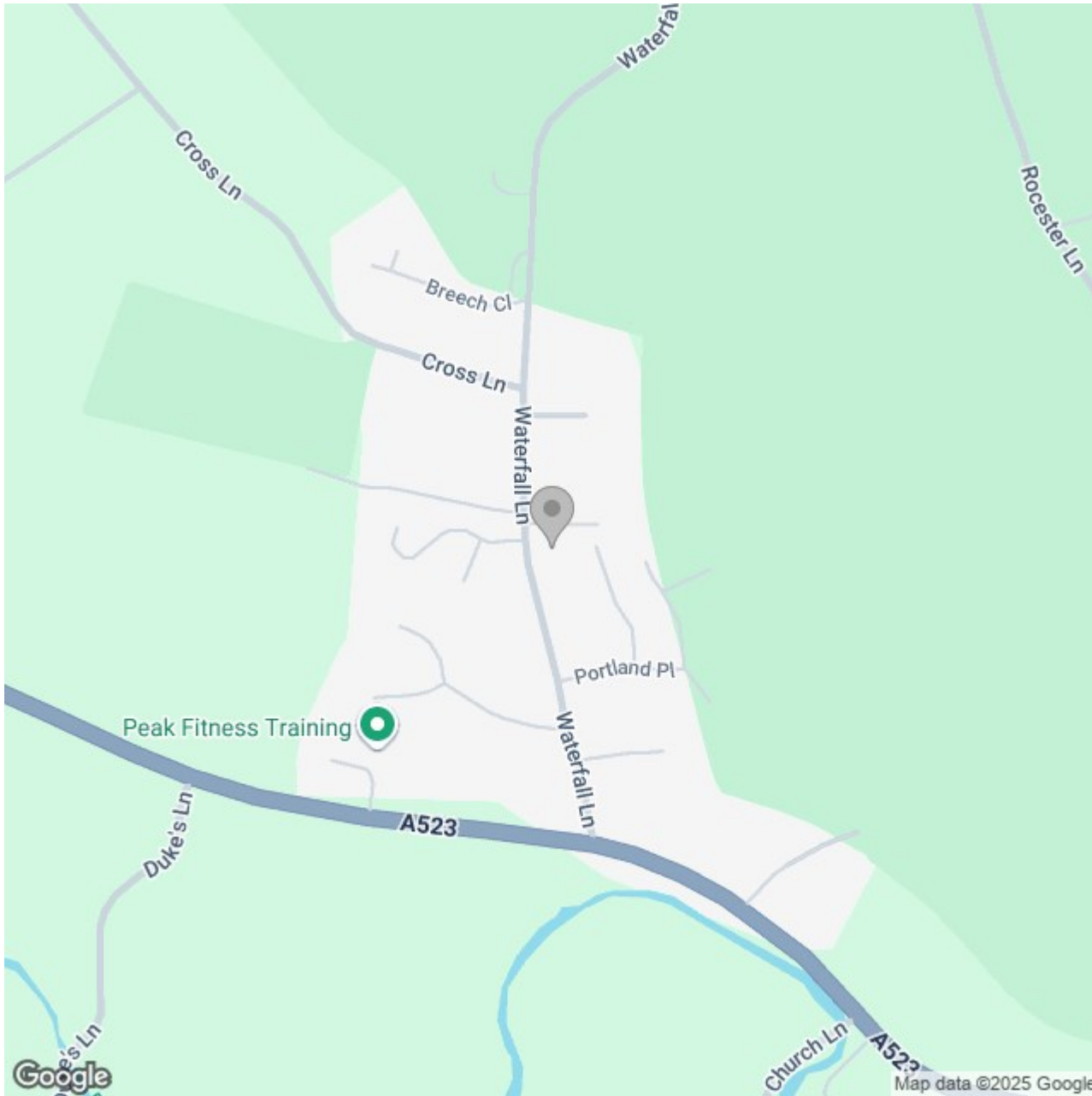
131.5 m²

1416 ft²

(1) Excluding balconies and terraces

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		
(69-80) C		77
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	