

## 24 Dove Way, Stoke-On-Trent, ST10 3HG

Asking price **£280,000**

'Nature is painting for us, day after day, pictures of infinite beauty.'- John Ruskin

This beautifully presented, stone-built detached home is ideally situated for those looking for a family home on the edge of the Peak District. Boasting three double bedrooms and a cul-de-sac location, this property is perfect for growing families looking to live in a vibrant community.

#StoneBuiltHome #DetachedFamilyProperty #SemiRuralLocation

## Denise White Agents Comments

Nestled in the popular village of Waterhouses, this beautifully presented detached stone-built property is an ideal family home. With three spacious double bedrooms and extended downstairs accommodation, it offers both comfort and convenience for growing families. Just a stone's throw from the breath-taking Peak District, residents can enjoy easy access to open green spaces and outdoor activities.

Upon entering, you are greeted by a generously sized living room, stylishly decorated to create a warm and inviting atmosphere. The modern kitchen diner is a highlight, featuring ample space for cooking and dining together as a family. Originally a garage, this area has been thoughtfully divided to provide a useful storage space for bikes and toys, as well as a practical utility room designed to assist with the demands of everyday family life. A lovely conservatory at the rear of the property enhances the living space, offering flexibility and a bright spot to relax. Additionally, a convenient downstairs WC adds to the practicality of the layout.

The first floor is home to three well-proportioned double bedrooms, providing plenty of room for rest and relaxation. The largest bedroom boasts an ensuite shower room, ensuring privacy and comfort. A well-appointed family bathroom serves the other bedrooms, making it perfect for busy mornings.

Externally, the property offers off-road parking to the front, ensuring ease of access. The sizeable enclosed garden provides a safe and spacious area for children to play and for family gatherings. With a school and park nearby, this home is ideally situated for family living, blending comfort, style, and a welcoming community atmosphere.

This property is not just a house; it's a perfect place for creating lasting family memories. Don't miss the opportunity to make it your own!

## Location

Waterhouses is a village in the south of the Staffordshire Peak District in England. It is around 8 miles from Leek and Ashbourne, being nearly the halfway point between the two towns on the A523 road, which roughly follows the southern boundary of the Peak District National Park.

The village of Waterhouses is on the River Hamps, a tributary of the River Manifold, and at the southern end of the track of the former Leek and Manifold Valley Light Railway (now the Manifold Way, a walk- and cycle-path), which ran to Hulme End.

Waterhouses situated on the A523 Leek to Ashbourne Road on the edge of the dramatic scenery of the Peak Park. It offers a doorway to the beauty of the Peak District National Park, uninterrupted by traffic. via many footpaths or the aforementioned Manifold Way Cycle path The Peak District Boundary Walk runs through the village.

The small farming hamlet of Waterfall lies a kilometre and a half away to the north. This is a pretty little village with local pubs, and a fine late Georgian church. Waterhouses has a large primary school and nursery facilities.

## Entrance Porch

Wood effect, herringbone flooring. UPVC door to the front aspect. Wall mounted radiator. Access into living room. Ceiling light.

## Living Room

17'10" x 11'1" (5.46 x 3.38 )



Fitted carpet. Feature wall panelling. Two wall mounted radiators. PVC double glazed window to the front aspect. Ceiling light.

## Kitchen

12'9" x 10'10" (3.90 x 3.31 )



Wood effect flooring. Wall mounted radiator. UPVC double glazed window into conservatory. French doors into conservatory. Range of shaker style wall and base units with work surfaces above. Tiled splashback. Integrated sink and drainer unit with mixer tap. Above, dishwasher, electric split oven, electric hob with extractor above. Ceiling light.

## Utility

8'2" x 8'4" (2.50 x 2.55 )



Continued wood effect flooring. UPVC door to the side aspect. Shaker style base units with work surfaces above integrated sink and drainer unit with mixer tap above. Tiled splashback. Undercounter space for washing machine and tumble dryer. Wall mounted radiator. In light.

## Conservatory

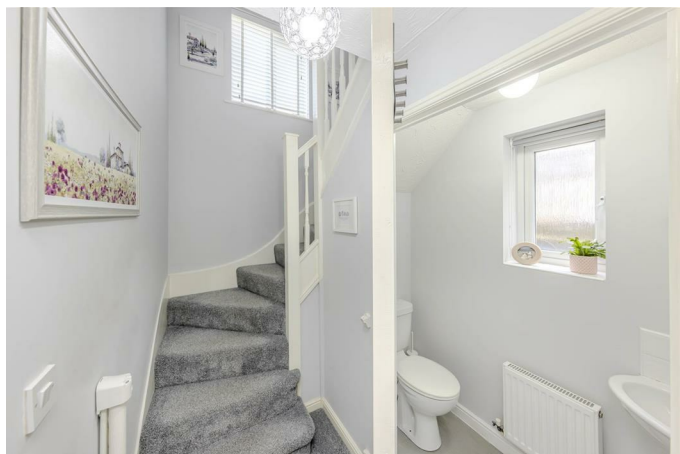
10'0" x 9'2" (3.05 x 2.81 )



Tiled flooring. French doors to the side aspect. UPVC double glazed windows to the side and rear aspect.

### Inner Hall

6'7" x 3'4" (2.01 x 1.02 )



Fitted carpet. Stairs to the first floor accommodation. UPVC double glazed window to the rear aspect. Access into downstairs WC. Ceiling light.

### WC

5'5" x 2'7" (1.66 x 0.80 )



Laminate flooring. Low-level WC. Wall mounted wash hand basin. Wall mounted radiator. Obscured UPVC double glazed window to the side aspect. Ceiling light.

### First Floor Landing

Fitted carpet. UPVC double glazed window to the side aspect. Wall mounted radiator. Storage cupboard. To ceiling lights. Loft access.

### Bedroom One

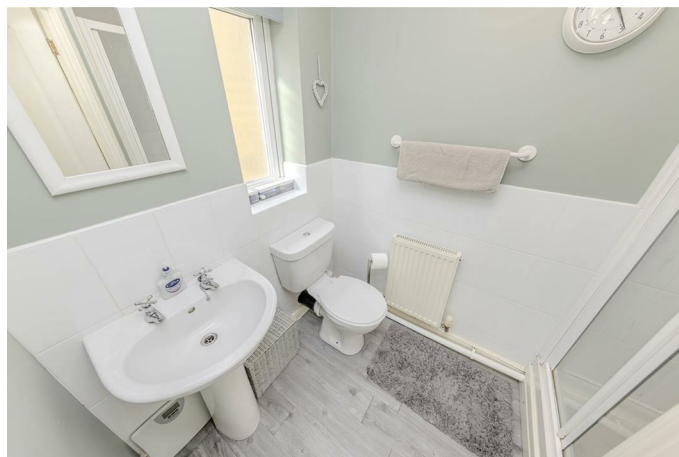
16'3" x 10'9" (4.97 x 3.29 )



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the front aspect. Ceiling light.

### Ensuite

7'3" x 4'11" (2.22 x 1.50 )



Wood effect laminate flooring. Pedestal wash handbasin. Low-level WC. Shower cubicle with electric shower. Partially tiled walls. Wall mounted radiator. Obscured UPVC double glazed window to the side aspect. Extractor fan. Ceiling light.

### Bedroom Two

13'3" x 9'0" (4.05 x 2.76 )



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the front aspect. Ceiling light.

### Bedroom Three

11'4" x 7'6" (3.46 x 2.30 )



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the rear aspect. Ceiling light.

### Bathroom

8'1" x 5'4" (2.47 x 1.63 )



Wood effect laminate flooring. Low-level WC. Pedestal wash handbasin. Fitted bath. Partially tiled walls. Wall mounted radiator. Obscured UPVC double glazed window to the rear aspect. Extractor fan. Ceiling light.

### Garage Store

8'2" x 8'6" (2.49 x 2.61 )

### Outside



### Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band D

### Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs

and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

### About Your Agent



Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise lives locally in Leek and can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advice.

### Property To Sell?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

### You Need A Solicitor!

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

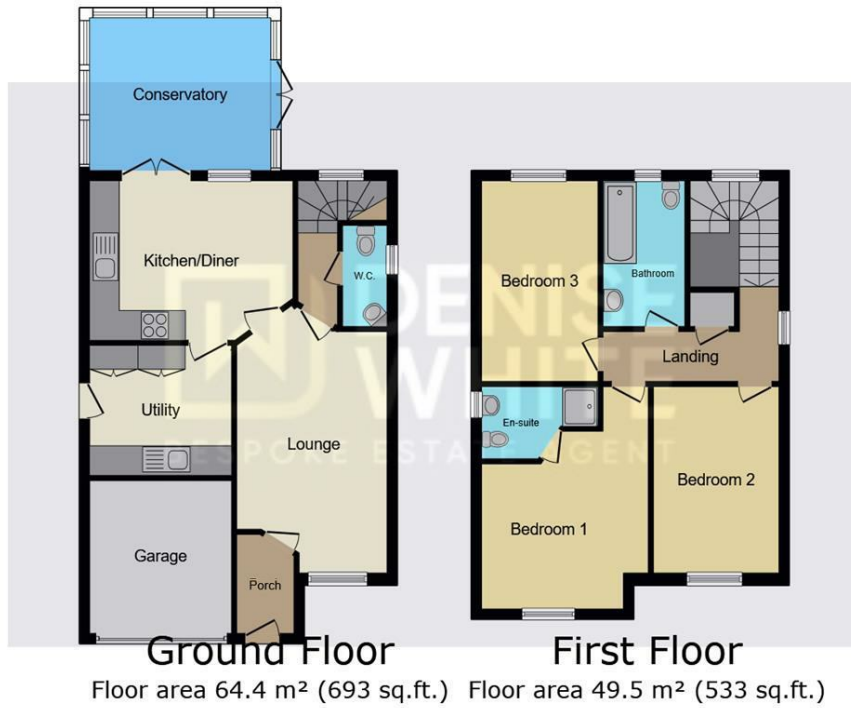
### Do You Require A Mortgage?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

### WE WON!



## Floor Plan

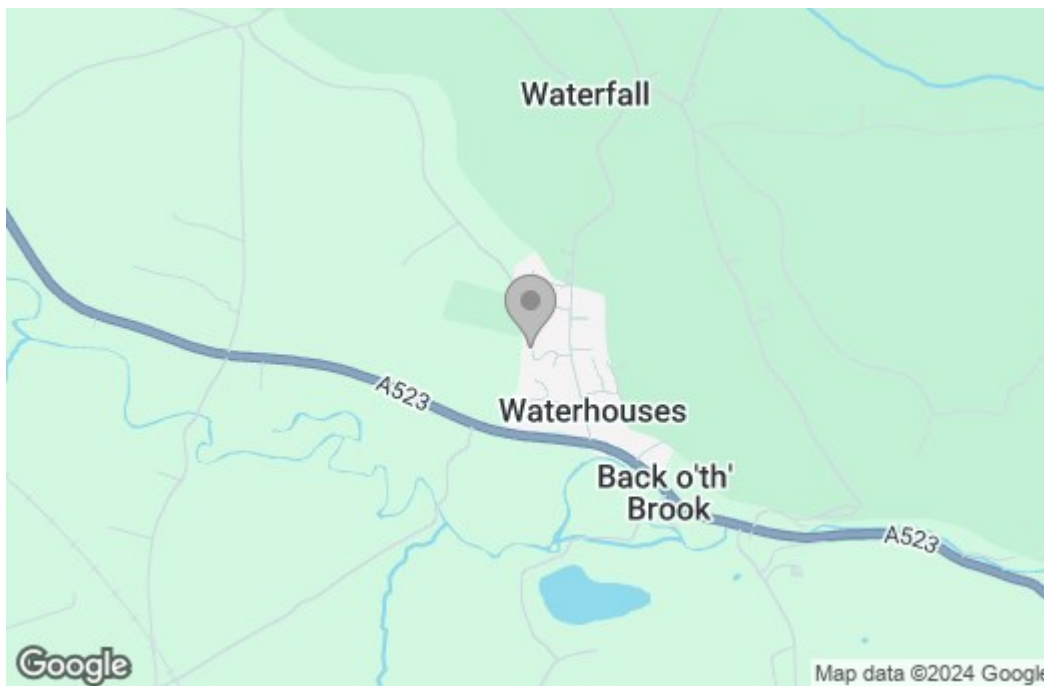


**TOTAL: 114.0 m<sup>2</sup> (1,227 sq.ft.)**

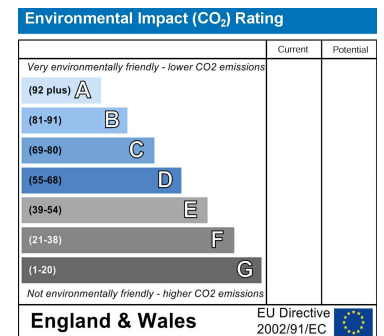
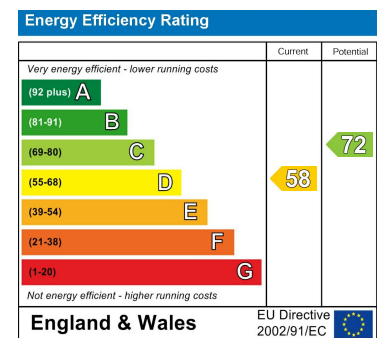
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Roche House Farm, Thorncliffe Road, Leek, Staffordshire, ST13 7LW

01538 381 772 | 01782 901 088 | 07854643365 | denisewhite@denise-white.co.uk | www.denise-white.co.uk