



Hamps Valley Road, Waterhouses Stoke-On-Trent ST10 3LJ

welcome to

Hamps Valley Road, Waterhouses Stoke-On-Trent

A fantastic opportunity to put your own stamp on this spacious four-bedroom detached home in the sought-after village of Waterhouses. Offering generous living areas, a double garage, and stunning countryside views, this property has great potential to be transformed into your dream home.



Entrance Porch

6' 8" x 2' 7" (2.03m x 0.79m)

A welcoming L-shaped porch with a radiator, offering a warm entrance and additional space for coats and shoes.

Entrance Hall

6' 3" x 9' 5" Max (1.91m x 2.87m Max)

A bright and spacious entrance hall with stairs positioned to the left, leading to the first floor. To the right, access is provided to the lounge, which flows seamlessly into both the living room and the kitchen.

Cloakroom

A convenient and well-presented downstairs cloakroom, featuring a WC, a sink, a modern towel radiator, and neutral decor, providing a practical addition to the home.

Lounge

11' x 8' 9" (3.35m x 2.67m)

Living Room

14' 7" x 12' 3" Max (4.45m x 3.73m Max)

A comfortable living room with carpeted flooring, a electric fireplace set within a marble surround, and a radiator. Sliding doors lead out to the rear garden, providing the room with lots of natural light and providing easy access to outdoor.

Kitchen

10' 1" x 12' 3" (3.07m x 3.73m)

A spacious and functional kitchen, fitted with high and low wooden cupboards, offering ample storage. Equipped with a four-ring electric hob, electric oven, extractor fan, and a tiled splashback, it is designed for practicality. Additional features include spot lighting, tiled flooring, a sink, a dishwasher, a washing machine, and the boiler. A wooden door provides convenient access to the rear garden.

Dining Room

17' 1" x 7' 5" (5.21m x 2.26m)

Accessed via the kitchen, this well-sized dining room features laminate flooring, a radiator, and a UPVC window to the front, allowing plenty of natural light

to fill the space. Perfect for family meals or entertaining, this room offers a comfortable and inviting setting.

Landing

10' 10" x 6' 1" (3.30m x 1.85m)

A spacious landing with carpeted flooring, providing access to all four bedrooms and the family bathroom. Features include a built-in towel storage cupboard housing the water tank, offering practical storage space.

Bedroom One

10' x 11' 10" (3.05m x 3.61m)

A well-proportioned double bedroom with a UPVC window to the rear, carpeted flooring, and a radiator. This room benefits from an en-suite bathroom.

En Suite

A en-suite comprising a mains shower, sink, WC, towel radiator, and a window to the side elevation, providing natural ventilation.

Bedroom Two

17' 2" x 8' (5.23m x 2.44m)

A comfortable double bedroom featuring carpeted flooring, a radiator, and a UPVC window to the front.

Bedroom Three

14' 7" x 8' 5" (4.45m x 2.57m)

A versatile bedroom featuring two UPVC windows to the rear, a radiator, and loft access with a pull-down ladder. The loft is not boarded but offers additional storage potential.

Bedroom Four

10' 9" x 9' 1" (3.28m x 2.77m)

A cozy bedroom with carpeted flooring, a radiator, and a wooden window to the front. Ideal as a bedroom, home office, or study space.

Family Bathroom

A well-appointed family bathroom featuring a bath with a shower attachment, WC, sink, laminate flooring and a wooden window to the front

elevation.

Outside

The property is set back from the road with a well-maintained front garden featuring a neatly kept lawn, mature trees, and a block-paved driveway providing ample off-road parking. A double detached garage offers secure parking and additional storage space.

To the side, gated access leads to the rear garden, which is designed for low maintenance while making the most of the scenic surroundings. A spacious patio area provides the perfect spot for outdoor dining and relaxing seating space. A pathway leads around the side of the property, bordered by mature shrubs, adding greenery and privacy. The garden is enclosed by fencing, ensuring security while allowing open views across the surrounding fields, creating a peaceful and private outdoor retreat.

Garage

18' x 18' (5.49m x 5.49m)

The property benefits from a spacious double garage, which is divided into two sections-one half functioning as a workshop and the other as a traditional garage. Equipped with power and lighting, this versatile space is ideal for storage, DIY projects, or secure vehicle parking. Featuring two up-and-over doors, the garage provides easy access and practicality for a range of uses.



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Hamps Valley Road, Waterhouses Stoke-On-Trent

- ** Open House Event 10th/17th May. 10am - 2pm.**
- Four-Bedrooms
- En-Suite
- Double Garage
- Ample Off-Road Parking

Tenure: Freehold EPC Rating: E

offers in the region of

£400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ABN106463 - 0012

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