

# Leek Road

Waterhouses, Stoke-on-Trent, ST10 3HS

John   
German





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£435,000

Three bedroom link-detached property occupying a plot of approx 0.25 acres with immaculately presented gardens.



Welcome to Moorland View, a beautifully presented and well maintained three-bedroom link-detached property located in the charming village of Waterhouses, on the edge of the Peak District National Park. Set on an impressive plot of approximately 0.25 acres, this home is perfect for a couple or family looking to relocate to the countryside and enjoy a large, spacious setting. The property boasts a double driveway and ample off-street parking, along with a single attached garage and a detached double garage, ensuring plenty of space for vehicles and storage.

The immaculately maintained gardens at both the front and rear of the property provide delightful outdoor spaces for relaxation and entertaining. Inside, the home offers three well-proportioned bedrooms, making it ideal for a growing family. Moorland View is a rare find, offering a combination of generous living space, exceptional outdoor areas, and convenient access to countryside living.

The property is sold with oil fired central heating and uPVC double glazing throughout. Internally briefly comprises of entrance porch, reception hallway, sitting room, dining room, kitchen, pantry, utility room and guest cloakroom. To the first floor are three bedrooms and a family bathroom.

Entering the property through a composite door, you arrive at the entrance porch, providing ample space for coats and shoes. This area leads into the reception hallway, which features a staircase to the first floor and a convenient understairs storage cupboard. From the hallway, there are doors leading to the kitchen, sitting room, and dining room.

The sitting room features a Spanish limestone fireplace and hearth with an inset LPG coal effect fire, serving as the room's focal point. It boasts dual aspect views with a window to the side and a bay window to the front. Similarly spacious, the dining room also includes a Spanish limestone fireplace and hearth with an inset LPG coal effect fire as its centerpiece, along with a front-facing window.

The kitchen features rolled edge preparation surfaces, an inset 1 ½ stainless steel sink with an adjacent drainer, and a chrome mixer tap with a tiled splashback. It offers a variety of cupboards and drawers below, housing an integrated fridge, dishwasher, and boiler, with space for a free standing oven and hob. A practical storage cupboard with shelving provides additional space. An opening leads to the utility room and guest cloakroom, while a sliding door opens to a spacious pantry, also equipped with shelving.

The inner lobby area features quarry tile flooring and a uPVC door leading to the rear garden, with access to the guest cloakroom and utility room. The utility room continues the quarry tile flooring and includes a Belfast sink with hot and cold taps, appliance space, and plumbing for a washing machine, along with additional space for other white goods and fitted shelving. The guest cloakroom also maintains the quarry tile flooring and is equipped with a low-level WC.

Entering the family bathroom, you'll notice it benefits from dual aspect views to the rear and side. The bathroom features a white suite, including a wash hand basin with a chrome mixer tap and a vanity cupboard beneath, as well as a bath with a chrome mixer tap and a handheld showerhead. Additionally, there is a corner shower unit with an electric shower. The airing cupboard, equipped with shelving, houses the hot water tank and header tank.

Outside at the front of the property, you'll find a rare double driveway alongside a pristine front lawn. The driveway leads to a single attached garage with recently installed up and over door with power and lighting. The detached double garage is equipped with electricity and a separate circuit board. The double garage features double wooden doors at the front and a separate single side entrance door.

Outside at the rear of the property, you'll find another impeccably maintained garden, primarily laid to lawn. It features a patio seating area, herbaceous and flowering borders, and raised planters that provide a dedicated vegetable plot.

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

**Property construction:** Standard

**Parking:** Drive & garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

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

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

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

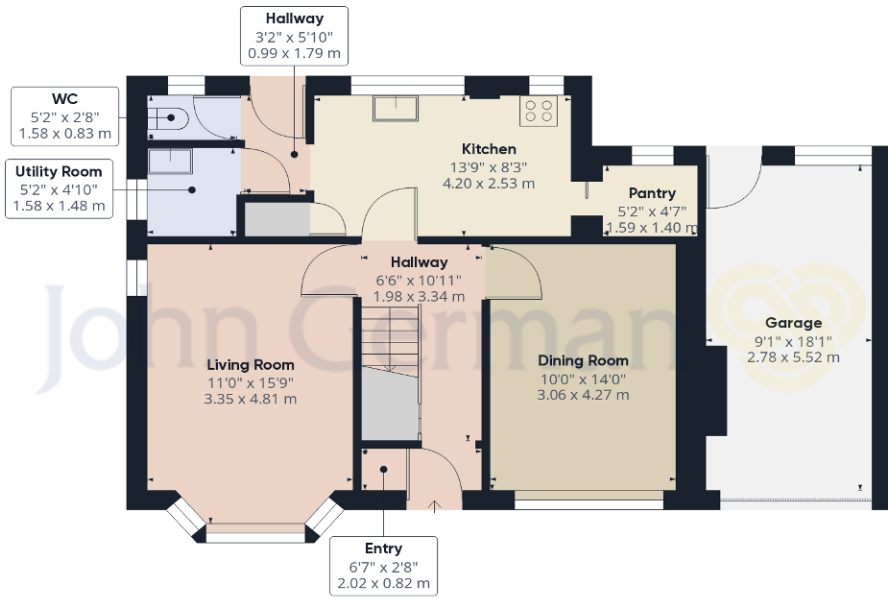
**Local Authority/Tax Band:** Staffordshire Moorlands District Council / Tax Band D

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.staffs Moorlands.gov.uk](http://www.staffs Moorlands.gov.uk)

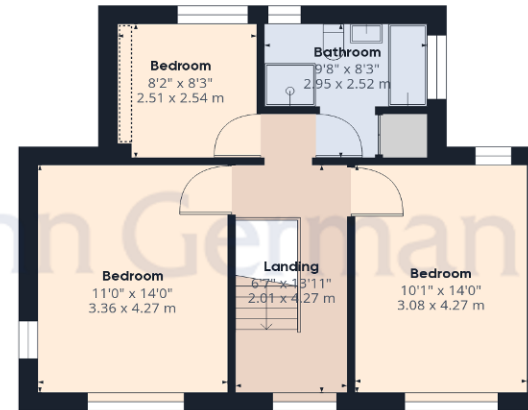
**Our Ref:** JGA/08072024

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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

1637.51 ft<sup>2</sup>

152.13 m<sup>2</sup>

Reduced headroom

4.01 ft<sup>2</sup>

0.37 m<sup>2</sup>

(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**

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

**Referral Fees**

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		



John German

Compton House, Shawcroft, Ashbourne, Derbyshire, DE6 1GD

01335 340730

ashbourne@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
 Burton upon Trent | Derby | East Leake | Lichfield  
 Loughborough | Stafford | Uttoxeter

**JohnGerman.co.uk** Sales and Lettings Agent



