



# Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



**11 Hamps Valley Road, Waterhouses, ST10 3LJ**

**Offers Over £385,000**

Offered for sale is this immaculate three bedroom detached bungalow, situated in the popular semi-rural village of Waterhouses. The bungalow benefits from ample off road parking, a double garage with electricity connected, and an enclosed rear garden with garden studio room. Internally, the bungalow offers open plan living, kitchen and dining space, with family bathroom and three bedrooms including en-suite facilities. Early viewing of the property is highly recommended to appreciate the location and well maintained accommodation on offer.



### Situation and Directions

The bungalow is situated in the rural village of Waterhouses which benefits from many village amenities and is set in a quiet cul-de-sac location. Ideal for commuting for the Staffordshire, Cheshire and Derbyshire.

From our Derby Street office, take the A523 Ashbourne Road out of the town. Follow this road passing through Bradnop and Bottomhouse and into the village of Waterhouses. Continue along the road and turn left just before the large white public house on the left known as "The George" onto Waterfall Lane, then take the first left onto Hamps Valley Road and the property will be found on the left hand side, indicated by our For Sale board.

### Accommodation Comprises

Front entrance door with obscured glazing leads into the hallway with radiator, fuse box and burglar alarm system.

### Open Plan Sitting/Dining/Kitchen Area



Living Area 15'0" x 13'8" (4.58 x 4.18)



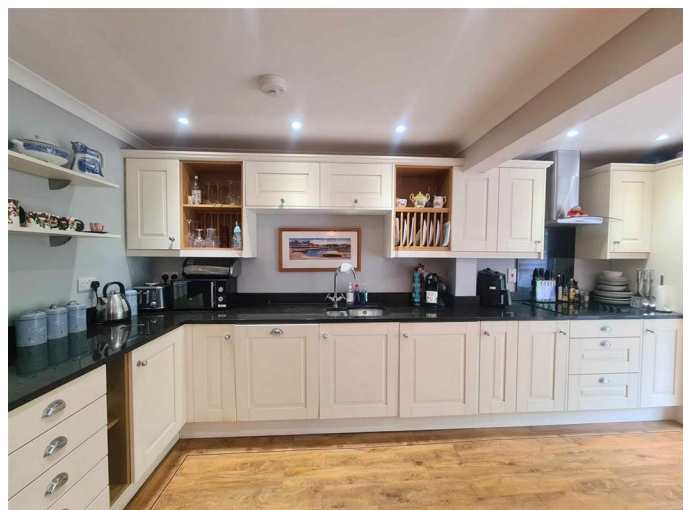
A fantastic open space with fireplace including log burner effect electric fire, bay window to the front aspect, Karndean flooring and radiators.



Dining Kitchen 17'7" x 25'5" (5.37 x 7.75)



A spacious open plan dining kitchen area with Karndean floor, inset ceiling spot lights, ceiling light point. The kitchen offers a range of base cupboards and drawers, granite worktop with one and a half bowl sink and mixer tap, integrated dishwasher, washing machine, double oven and electric hob with extractor fan above. With patio doors to the rear garden.



### Inner Hallway

With storage cupboard, Karndean flooring, loft access, smoke alarm and heating control.

Giving access to:

### Bedroom One 8'7" x 6'11" (2.63 x 2.11)



With fitted carpet, window to the front aspect, radiator and ceiling light point.

### Bedroom Two 10'10" x 11'10" (3.32 x 3.61)



A good sized room with fitted carpet, window to the front aspect, fitted wardrobes, radiator and ceiling light point.

### Master Suite 19'6" x 10'10" (5.95 x 3.32)



The master suite comprises Karndean floor, patio doors to the rear garden, two ceiling light points, radiator and access to the en-suite.

### En-Suite 6'2" x 5'11" (1.90 x 1.82)



With tiled floor and walls, large walk in shower cubicle, heated towel rail, window to the rear aspect, low level lavatory, pedestal wash hand basin, inset ceiling spot lights and extractor fan.

### Bathroom 9'2" x 6'2" (2.81 x 1.90)



The family bathroom offers tiled floor and walls, bath with mixer tap, wash hand basin set in a vanity unit with mirrored vanity cabinet above, low level lavatory, corner shower cubicle with glass sliding doors, extractor fan, heated towel rail and inset ceiling spot lights.

### Externally



Outside to the front aspect there is a driveway for several vehicles and pedestrian access to the rear garden. To the rear aspect there is a lawn area with gravelled path, fence boundaries and studio.

### Studio 4.13 x 2.94



Of wooden construction, glazing to three aspects, with up to date electricity supply and heating connected.



### Double Garage

To the front of the property there is a double garage which is accessed off the driveway and has electricity connected.

### Viewings

By prior arrangement through Graham Watkins & Co.

### Council Tax Band and Local Authority

We believe the property is in band D and the local authority is Staffordshire Moorlands District Council

### Services

We believe the property is connected to mains services. There is oil fired central heating, and the property has recently been rewired.

### Tenure and Possession

The property is held freehold and vacant possession will be given upon completion.

### Measurements

All measurements given are approximate and are 'maximum' measurements.

### Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

## Floor Plan

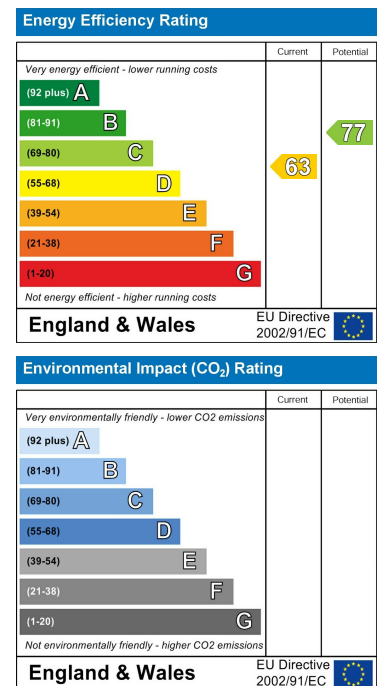


Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.

## 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.

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