



**ROCKCLIFFE, CALTON, WATERHOUSES, ST10 3JX**  
**PRICE: OFFERS AROUND £320,000**

## DESCRIPTION

The sale of Rockcliffe presents an excellent opportunity to acquire a traditionally styled detached bungalow which offers spacious, two bedroomed accommodation, situated on a generous plot with fantastic scope for upgrading, alteration or extension.

Located close to the centre of the delightful village of Calton, which is not only surrounded by the beautiful countryside of the Staffordshire Moorlands and the Derbyshire Dales, but is also most convenient for the market towns of Ashbourne and Leek and within ready commuting distance of The Potteries.

Benefitting from oil central heating and being mostly double-glazed, the bungalow briefly comprises Entrance Porch, spacious Entrance Hall, L-shaped Sitting/Dining Room, Kitchen, Utility/Boiler Room and rear Conservatory. There are two double Bedrooms and a Bathroom. Whilst outside spacious garden grounds surround the property, there is ample driveway parking and a useful detached Garage as well as a large Workshop and Greenhouse.

Early viewing is advised.

## ACCOMMODATION

A fully glazed **Entrance Porch** approximately 2m x 2m (6'7" x 6'7") with terrazzo tiled floor and courtesy light shelters the glazed front door with matching side screen which in turn leads to

**Reception Hall** 4.7m x 1.73m (15'5" x 5'8") with small inner hallway off. Single panel central heating radiator, corniced ceiling and in-built cloaks and storage cupboard with hanging rail and coat hooks.

**L Shaped Sitting/Dining Room** the front sitting room area measuring 5.28m x 3.48m (17'4" x 11'5") with the rear dining area being 3.15m x 2.57m (10'4" x 8'5"). There is a wide upvc sealed unit double glazed window to the front with double panel central heating radiator beneath and further matching side window. The dining area features a similar upvc sealed unit double glazed window with views over the rear garden and to the countryside beyond. There is a single panel central heating radiator and serving hatch to the kitchen. Three wall light points and fitted log burner stove on tiled hearth.

**Breakfast Kitchen** 3m x 3m (9'10" x 9'10") maximum. Having terrazzo tiled floor, single panel central heating radiator and a range of fitted kitchen units providing base cupboards and wall cupboards with ample round edge work surfaces, inset single drainer stainless steel sink unit with appliance space under and ceramic tiled splashbacks. Matching tall, shelved larder cupboard with pull out rack. Oven housing with fitted Stoves New Home electric oven with cupboards above and below. Fitted four burner gas hob. Upvc sealed unit double glazed window overlooking the rear garden, serving hatch to dining area.



**Utility & Boiler Room** 2.04m x 1.72m (6'8" x 5'8") with terrazzo tiled floor to match the kitchen and free-standing oil-fired boiler for domestic hot water and central heating. Fitted work surface with appliance space beneath having plumbing for automatic washing machine and flanking cupboard, further double opening cupboard and part tiled walls. Half glazed door to



**Rear Conservatory** 5.8m x 2.1m (19' x 6'11") being masonry based with upvc sealed unit double glazed super structure and pedestrian access door to the garage.

**Bedroom One** (front double) 3.72m x 3.17m (12'3" x 10'5") (measured to the front of the wardrobes). Having upvc sealed unit double glazed windows to the front, single panel central heating radiator and range of in-built bedroom furniture comprising two double opening wardrobes with central dressing unit having fitted drawers and mirror and strip light. Storage cupboards above. Wood effect laminate floor.



**Bedroom Two** 3.73m x 3.03m (12'3" x 9'11") with wood effect laminate floor, central heating radiator and picture window. Double opening cylinder and airing cupboard housing the insulated copper hot water cylinder with fitted immersion heater and fitted slatted shelves.



**Bathroom** having part tiled walls and three-piece suite comprising panelled bath with mixer tap and shower handset and over bath Gainsborough electric shower, low flush wc, pedestal wash hand basin, single panel central heating radiator. Upvc sealed unit double glazed window.

#### OUTSIDE

The property stands well back from the road and occupies a spacious wide fronted plot bounded by natural dry-stone walls and approached through double opening wrought iron vehicular gates. There is an extensive tarmac forecourt car standing and turning area which in turn extends down the side of the bungalow to the attached



**Garage** 5.18m x 2.7m (17' x 8'10") having up and over door with electric light and power connected. Pedestrian access door to the rear conservatory.

There is a planted ornamental rose, flower and shrub bed together with good sized lawned front garden with paved side patio terrace having flanking flower border which in turn leads to the very well proportioned primarily lawned rear garden upon which stands a large and useful **Workshop/Store** approximately 6.3m x 4.3m (20'8" x 14'1") with electric light and power and mains water connected. To the rear of the building is an aluminium framed greenhouse.

#### SERVICES

It is understood that mains water, electricity and drainage are connected to the property. The property has oil fired central heating.



**FIXTURES & FITTINGS**

Other than those fixtures and fittings specifically referred to in these sales particulars no other fixtures and fittings are included in the sale. No specific tests have been carried out on any of the fixtures and fittings at the property.

**TENURE**

It is understood that the property is held freehold but interested parties should verify this position with their solicitors.

**COUNCIL TAX**

For Council Tax purposes the property is in band D.

**EPC RATING****VIEWING**

Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

Ref FTA2835



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Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate.

The particulars form no part of a contract or lease.