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SALES & LETTINGS

Dove Way, Waterhouses, ST10 3HG

Offers Over £300,000









Nestled within the sought-after village of Waterhouses, this beautifully presented detached family home occupies a generous plot and offers spacious, well-appointed accommodation, off-road parking for two vehicles, and a versatile outbuilding, making it an ideal choice for growing families.

Waterhouses is a popular village, renowned for its stunning countryside and excellent access to scenic walking and cycling routes, including the Manifold Valley Trail and nearby Peak District National Park. Despite its rural setting, the village benefits from a range of everyday amenities including a corner shop, pub, primary school, doctor's surgery and regular transport links, providing the perfect balance of countryside living and everyday convenience.

Internally, the property has been well maintained throughout and offers light and spacious accommodation. A particular feature is the workshop/outbuilding, which presents excellent potential for conversion into a home office, studio, gym or additional living accommodation, subject to any necessary consents.

Externally, the enclosed walled garden provides a peaceful space, perfect for both entertaining and relaxing. With a paved patio ideal for al fresco dining and a lawned area for children and pets to enjoy, it offers a wonderful extension of the living space.

The accommodation briefly comprises;- an entrance hallway, guest WC, spacious kitchen/dining room with pantry cupboard and a generous living room to the ground floor. To the first floor are three well-proportioned bedrooms and a family bathroom, with the principal bedroom benefiting from its own en-suite shower room.

Occupying an enviable position within one of Staffordshire Moorlands' most desirable villages, this fantastic family home combines generous living space with an outstanding location. Early viewing is highly recommended to fully appreciate everything this property has to offer.

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Entrance Hallway
Composite entrance door to the front elevation, central heating radiator, and staircase rising to the first floor with useful under-stairs shoe storage.

WC
Comprising a WC and wash hand basin with tiled splashback. Tiled flooring, central heating radiator, and a uPVC double glazed window to the front elevation.

Kitchen Diner
Fitted with a range of base and wall-mounted units complemented by work surfaces, incorporating a one-and-a-half bowl stainless steel sink and drainer. Integrated oven and hob with extractor hood over, with space and plumbing for a washing machine, dishwasher, and fridge freezer. Tiled flooring and tiled splashbacks, uPVC double glazed window to the front elevation, and patio doors providing access to the rear garden. Central heating radiator, pantry cupboard, and boiler. Ample space for a dining table and chairs, making this an ideal family dining area.

Living Room
Bright and spacious reception room featuring a uPVC double glazed bay window to the side elevation, an additional uPVC double glazed window to the front elevation, and patio doors providing access to the rear garden. Central heating radiator.

Landing
Central heating radiator, uPVC double glazed window to the rear elevation, and access to all bedrooms and the family bathroom.

Master Bedroom
uPVC double glazed window to the front elevation, central heating radiator, fitted wardrobes, and a useful built-in storage cupboard.

Ensuite
Fitted with a three-piece suite comprising a WC, wash hand basin, and double shower cubicle. Partially tiled walls, central heating radiator, uPVC double glazed window to the front elevation, and an eye-level mirrored storage cabinet with shelving.

Bedroom
Two uPVC double glazed windows, one to the front elevation and one to the side elevation, central heating radiator, and access to the loft.

Bedroom
uPVC double glazed windows to the side and rear elevations, and a central heating radiator.



Bathroom
Fitted with a three-piece suite comprising a WC, wash hand basin, and bath. Partially tiled walls, central heating radiator, and a uPVC double glazed window to the rear elevation.

Outside
Externally, the property benefits from off-road parking for two vehicles, and an attractive lawned front garden. To the rear, the enclosed garden provides a secure outdoor space, featuring a paved patio ideal for al fresco dining, lawn and a charming pergola, creating the perfect setting for relaxing or entertaining. Anl outbuilding, currently utilised as a workshop, offers excellent versatility and could be adapted to suit a variety of uses, including a home office, studio or gym, subject to any necessary consents.



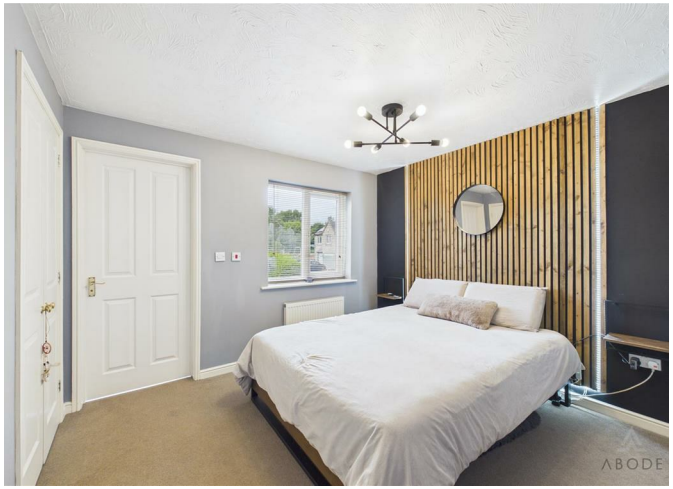

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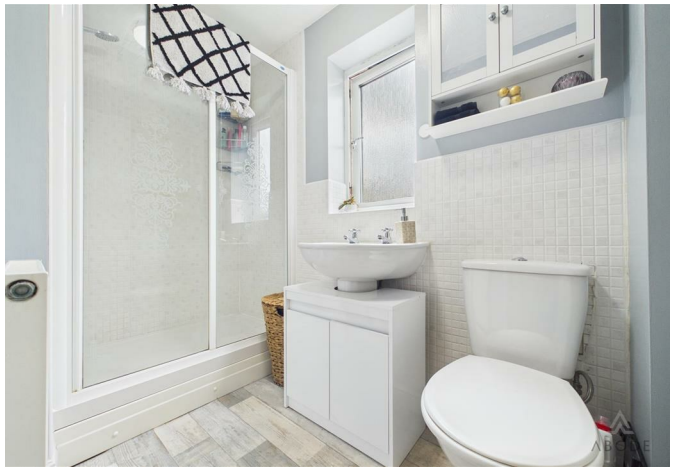

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AML Disclaimer - Cheadle Office

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended, Abode Midlands Ltd is legally required to undertake appropriate anti-money laundering checks as part of the property buying and selling process.
All prospective purchasers proceeding with a property transaction will be required to complete appropriate identity verification and provide satisfactory information regarding their purchasing arrangements and source of funds. Where applicable, additional checks may be required for individuals providing gifted deposits, third-party contributors, company purchasers and beneficial owners.

These checks may be requested during the offer process.

PIF Disclaimer - Cheadle Office

Property Particulars

These particulars have been prepared by Abode (Midlands) Limited in good faith, using information verified by the seller, property inspections and relevant third-party sources. Reasonable steps have been taken to ensure accuracy and disclose material information, although certain details may not have been independently verified and may be subject to change.

Measurements and Floor Plans

All measurements and floor areas are approximate. Floor plans are for illustrative purposes, may not be to scale and should not be relied upon for precise measurements.

Photographs and Illustrations

Photographs show the property's appearance at the time taken. Furniture and appliances shown may not be included. A.I. created images and digitally altered photographs are illustrative, with material alterations identified where appropriate.

Services and Installations

Unless stated otherwise, Abode has not tested any services, installations or appliances. Purchasers should obtain appropriate professional inspections where required.

Tenure and Legal Matters

Information concerning tenure, boundaries, rights of way, covenants, planning and building regulations is based on available information. Purchasers should ask their solicitor to verify these matters before entering into a binding contract.

Fixtures and Fittings

Only fixtures, fittings and contents expressly agreed as part of the sale are included.

General

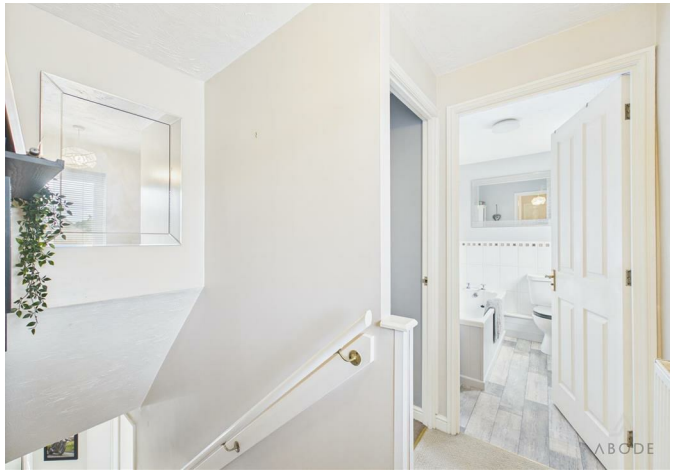
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Service Charges and Management Fees

Modern and new-build properties may be subject to service charges or estate management fees. Purchasers should confirm details with their solicitor.














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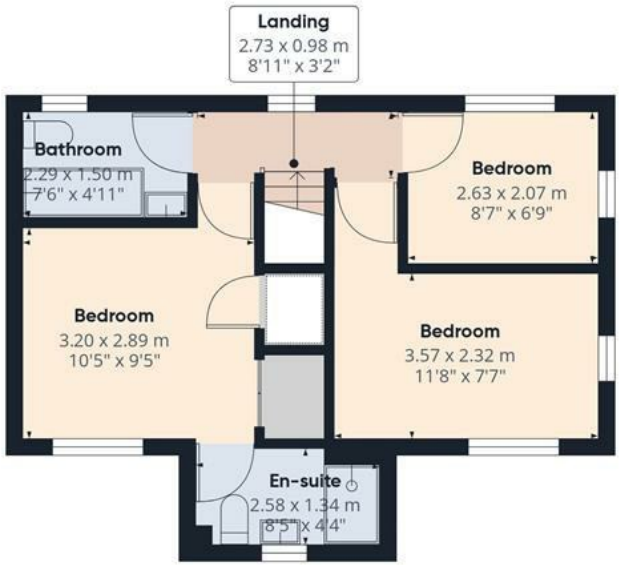








Floor 0



Floor 1



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Approximate total area(1)

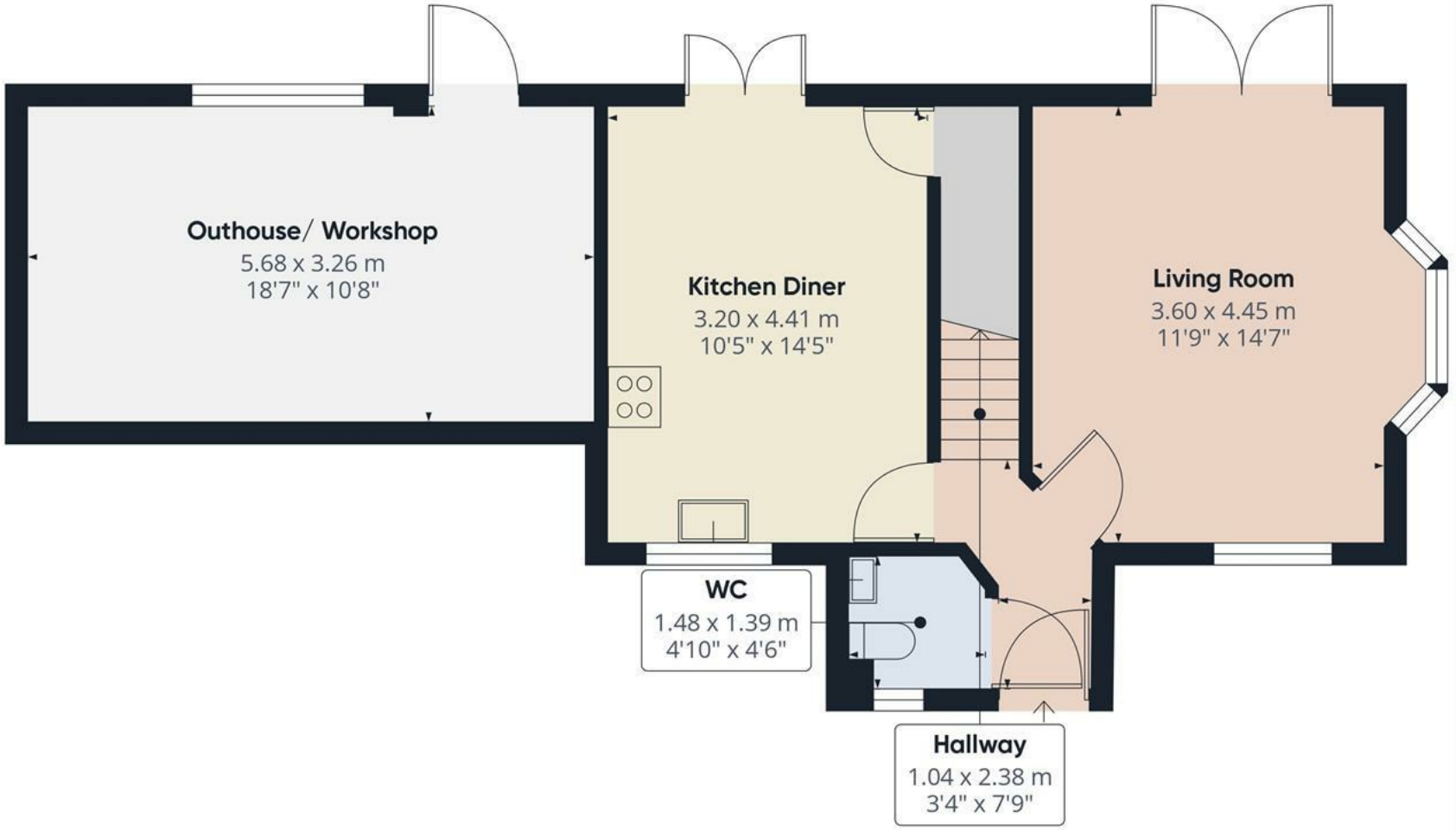
93.6 m²

1008 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Approximate total area(1)

58.2 m²

626 ft²

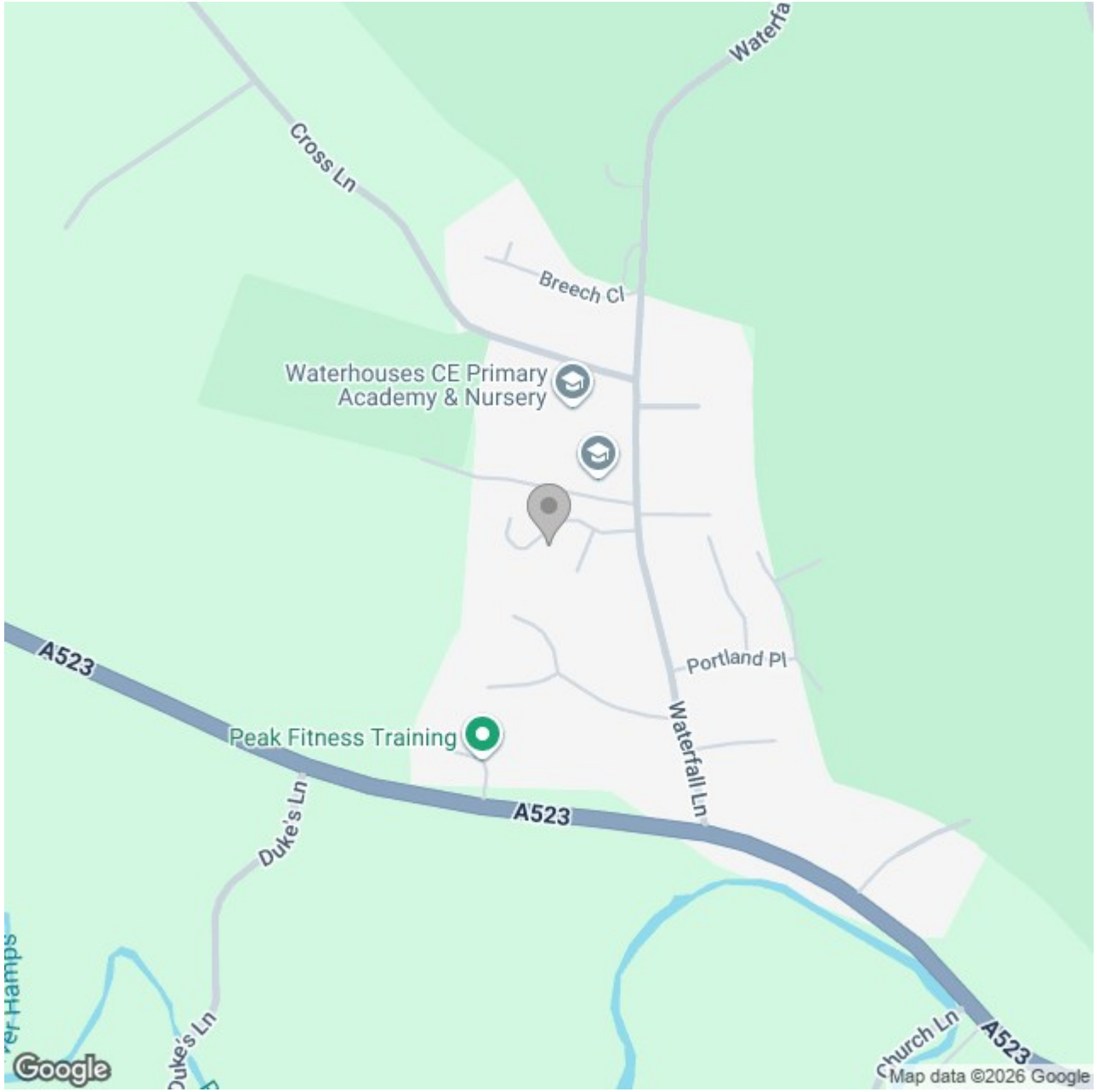
(1) Excluding balconies and terraces

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E
N S
W

Floor 0



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 firms employment has the authority to make or give any representation or warranty in respect of the property.