



**1 DOVE WAY, WATERHOUSES,
STOKE-ON-TRENT,
ST10 3HG
PRICE: OFFERS AROUND £245,000**

DESCRIPTION

A delightfully appointed, particularly well-presented, traditionally styled 3 bedroomed semi-detached house, which occupies a good-sized corner plot.

The property is gas centrally heated and sealed unit double-glazed throughout and is located within the village of Waterhouses, which is not only conveniently positioned for ready access to both Ashbourne and Leek, but also boasts a good range of local facilities, including shop, primary school, pub, GP surgery, sports ground etc. The delightful countryside of the Staffordshire Moorlands is within easy reach.

Ideal for the professional couple or young family. The property is well worthy of an early inspection.

ACCOMMODATION

Good quality oak and leaded sealed unit, double-glazed front door to

Entrance Hall having oak floor, central heating radiator and staircase off to first floor level.

Front Sitting Room 3.96m x 3.54m (13' x 11'7") with floor to match the Entrance Hall, double panel central heating radiator, sealed unit double-glazed window to the front. Feature polished marble fireplace with matching hearth with Adam style surround and fitted decorative fuel effect electric fire.

Inner Hall with an oak floor to match the Sitting Room, and door off to a useful, spacious, understairs storage/cloaks cupboard.

Guest Cloakroom having contemporary fitments in white, comprising low-flush wc and wash-hand basin with vanity cupboard beneath, fully tiled walls, sealed unit double-glazed window, towel rail radiator, oak floor.

Comprehensively Fitted Dining Kitchen 4.48m x 2.66m (14'8" x 8'8") having an excellent range of contemporary kitchen units providing base cupboards and wall cupboards, drawer bank and matching oven housing with Lamona electric oven, extensive quartz worksurfaces with matching upstand, inset four burner Lamona gas hob with cooker hood over. Fitted 1.5 bowl sink unit with mixer tap and worktop drainer. Integrated dishwasher and integrated washer dryer. UPVC sealed unit double-glazed window overlooking the rear garden and double-opening UPVC sealed unit double-glazed French doors with integrated blinds. Double panel central heating radiator. The Kitchen houses a wall-mounted gas fired boiler for domestic hot water and central heating, enclosed within a wall cupboard.

Staircase to First Floor

Galleried Landing with single panel central heating radiator and roof access hatch.

Bedroom One (front double) 3.75m x 2.46m (12'3" x 8'1") with UPVC sealed unit double-glazed window, single panel central heating radiator and good quality inbuilt bedroom furniture comprising double and single opening wardrobes with fitted shelves and hanging rail.

Bedroom Two (rear) 3.95m maximum measured to the rear of the wardrobes x 2.62m (12'11" x 8'7") with single panel central heating radiator and UPVC sealed unit double-glazed window. Two double inbuilt wardrobes, both with hanging rails and shelves.



Bedroom Three (rear) 2.05m x 1.78m (6'8" x 5'10") with central heating radiator and sealed unit double-glazed window.

Shower Room being of spacious proportions with fitments in white, comprising large fully tiled shower cubicle with glazed shower screen and sliding door, fitted Mira Sprint electric shower, pedestal wash-hand basin, low-flush wc. Part tiled walls, contemporary towel rail radiator and sealed unit double glazed window. Inbuilt linen cupboard with fitted shelves.

OUTSIDE

To the front of the property there is a gravelled forecourt garden with adjacent planted shrub bed, all enclosed by a curved natural stone wall. To the rear, the property has the benefit of a fully enclosed, very private, rear garden with curved natural stone patio, slated bed and planted shrub and evergreen borders. There is a rear gated access to the Tarmacadam driveway parking area with space for two cars.

SERVICES

It is understood that mains water, electricity and drainage is connected to the property, there is a private communal gas supply which serves the boiler for domestic water and 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 B

EPC RATING TBA

VIEWING

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

WHAT3WORDS cycles.clocks.pianists

Ref FTA2794



www.fidler-taylor.co.uk

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.