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Portland Place, Waterhouses, Staffordshire ST10 3HU
£650 per calendar month Unfurnished Deposit £1,300

GENERAL DESCRIPTION

An immaculate three bedroom stone built semi-detached home in a delightful location with views over open countryside. This attractive home set on the edge of the Peak District National Park briefly comprises Entrance Hall, Downstairs Cloaks, modern, fitted Breakfast Kitchen, spacious Lounge Diner, two Double Bedrooms to First Floor, further Bedroom to the Second Floor and Family Bathroom.

With drive offering parking for two vehicles to the front of the property and attractive, low maintenance garden with patio seating area to rear, this property is double glazed throughout with oil fired central heating.

Early Viewing Recommended.

Council Tax Band: B

EPC Band: C

ACCOMMODATION

GROUND FLOOR:

ENTRANCE under covered porch via hardwood entrance door with double glazed, leaded panel into:

ENTRANCE HALL having 'Karndean' oak effect flooring with two pendant light fittings and smoke alarm to ceiling, double panelled central heating radiator, thermostat control panel and television point. Doors concealing Cloaks cupboard and understairs storage cupboard and stairs off to First Floor. Doors off to:

DOWNSTAIRS CLOAKS with ceramic tiled flooring, ceiling light fitment and extractor fan. Room fitted with a white low flush W.C. and corner wash hand basin with tiled splashback. Double panelled central heating radiator, metal shoe rack and wall mounted 'Grande' oil fired boiler.

BREAKFAST KITCHEN (10'5" into cupboards x 8'8" max into cupboards), fitted with a range of walnut effect base and eye level storage units with laminate work surface over. Inset stainless steel sink with drainer, vegetable bowl and mixer tap over. Built-in 'Electrolux' electric oven with four ring 'Schott Ceran' ceramic hob inset over and stainless steel extractor hood above. Built-in 'Electrolux' head height fridge and freezer units and under-unit space and plumbing for washing machine. Built-in 'Electrolux' dishwasher. Ceramic tiled flooring, beige tiled splash backs throughout, double panelled central heating radiator and 4-point spotlight rail to ceiling. Double glazed window to front aspect overlooking bowling green.



LOUNGE DINER (L-Shaped 16'10" reducing 10'5" x 15'5" reducing 8'9"), with 'Karndean' oak effect flooring continued from Entrance Hall with two pendant light fittings to ceiling. Main feature of the room being an attractive 'living flame' electric fire with polished limestone hearth and oak surround and mantel. Double glazed window and french doors to rear garden, two double panelled central heating radiators, television and telephone points with 'Sky' leads.



FIRST FLOOR:

LANDING at top of carpeted stairs with open balustrade, having smoke alarm, and pendant light fitting to ceiling. Stairs to Second Floor and doors off to:

BEDROOM 1 (12'1" x 8'910) carpeted with double glazed window to front aspect with views over bowling green and surrounding countryside, double panelled central heating radiator, television and telephone points. Pendant light fitment to ceiling and double panelled central heating radiator



BEDROOM 2 (9'1" x 9' plus recess) carpeted with double glazed 'Velux' window to rear aspect, double panelled central heating radiator, pendant light fitting two wood shelves with hanging rails under.

FAMILY BATHROOM appointed with a white 3-piece suite comprising bath with shower screen housing a 'Triton Enrich' electric shower over, pedestal wash hand basin and low flush W.C. Room being half tiled with recessed spotlights and extractor fan to ceiling, shavers point, double panelled central heating radiator and cushioned flooring.



WALK-IN STORAGE ROOM / WARDROBE with ceiling light fitment, carpet to floor and door concealing good-sized eaves storage cupboard.

SECOND FLOOR:

LANDING at top of carpeted stairs with open balustrade, having smoke alarm, and pendant light fitting to ceiling. Low door concealing eaves storage cupboard and door off to:

BEDROOM 3 (9'2" x 9' plus recess) carpeted with double glazed 'Velux' window to rear aspect with views over surrounding countryside, double panelled central heating radiator, television point, and pendant light fitment to ceiling. Recess to side of room with wood shelf and hanging rail. Further door concealing eaves storage cupboard.

OUTSIDE:

TO THE FRONT OF THE PROPERTY is a tarmac drive offering off road parking for two vehicles, adjacent to which is a footpath to the entrance door. Extending to the right side of the property is a further footpath providing front to rear access.



TO REAR OF THE PROPERTY is an attractive, low maintenance garden with patio seating area, slate chipped area and raised borders. To the rear right of the garden is an oil tank for heating and an aluminium storage shed. Gate to side for front to rear access.

VIEWING: By appointment through Dove Property