





***** MODERNISED CHARACTER
PROPERTY FULL OF CHARM ****
COUNTRYSIDE VIEWS TO THE
REAR **** Beautifully presented
stone built cottage in the highly
regarded village of
Waterhouses offering a balance
of character and modern living
and in brief comprises a sitting
room with log burner, open
plan dining kitchen with feature
fireplace and log burner, utility
room and a cloakroom/wc.
Three first floor bedrooms and
a family bathroom. Front and
rear gardens, off road parking
for three vehicles and a single
garage. INTERNAL VIEWING IS
HIGHLY RECOMMENDED.



KITCHEN DINER

Entrance door into the dining area with a limestone tiled floor with under floor heating, feature stone fireplace with log burner, double glazed sash window to the front. The kitchen offers fitted units with oak work surfaces, double Belfast sink, space for a range style cooker and fitted extractor hood. Double glazed windows to the rear and a stable door into the garden, storage cupboard. Stairs to the first floor and open into the utility room.

LOUNGE

Feature fireplace with log burner, quarry tiled floor with under floor heating, exposed beams and double glazed window to the front.

UTILITY ROOM

Fitted units and selves, oak work surface, storage cupboards, Belfast sink with cupboard under, window to the rear, exposed beams and stone floor.

CLOAKROOM

Low flush wc.

FIRST FLOOR LANDING

Exposed beams and doors to -

BEDROOM 1

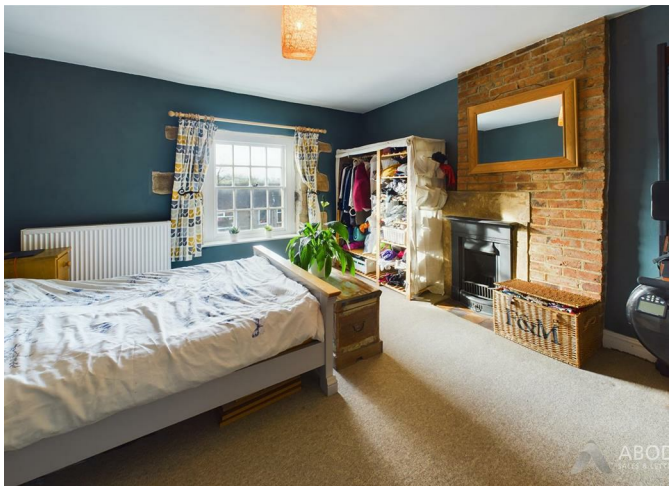
Feature cast iron fireplace with stone surround, exposed brick chimney breast and tiled hearth, stone wall, radiator and sash window to the front.



BEDROOM 2

Feature cast iron fireplace with cast iron dog grate, exposed stone and brick chimney, radiator and window to the front.







BEDROOM 3

Sky light window to the rear with countryside views, radiator.

BATHROOM

Panel enclosed bath with shower and shower screen, low flush wc, wash hand basin, ladder style radiator, sky light window, eaves storage cupboard.

OUTSIDE

Front lawns laid to wildflower meadow with mature shrubs and bushes. Side parking and a single garage and wood store. Enclosed rear garden with lawn, trees and bushes, outbuilding and shed.



Local amenities in the village: shop, chip shop, doctor's surgery, good primary school, community swimming pool, gym and café. We're also in the catchment area for Queen Elizabeth's Grammar School (QEGS).

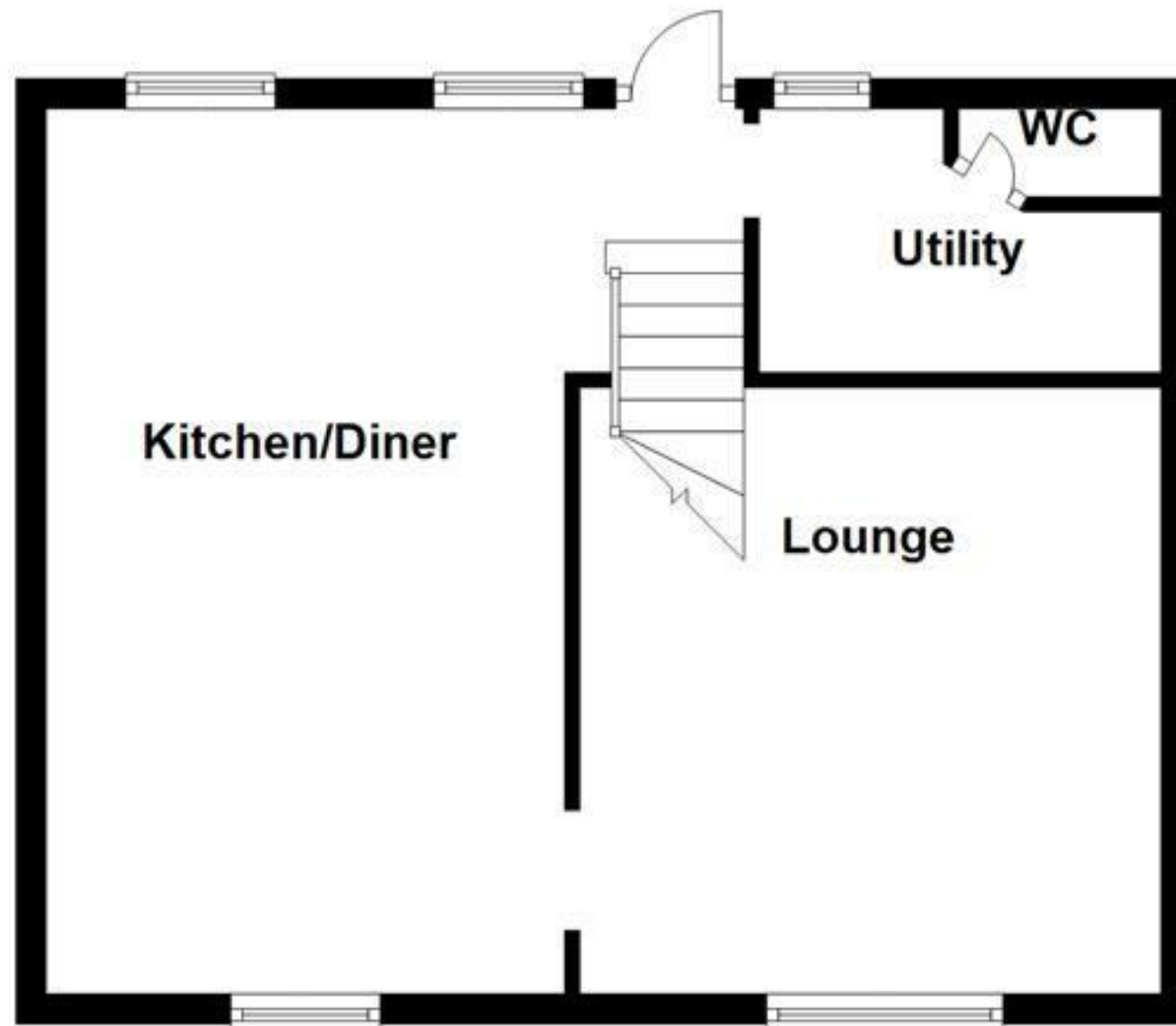








Ground Floor



Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon. Burton-Uttoxetter-Ashbourne
Plan produced using PlanUp.

First Floor

