



## 7 Manifold Close, Waterhouses, Staffordshire, ST10 3HH

**Guide price £425,000**

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GUIDE PRICE- £425,000 TO £450,000

"Home is a sanctuary, a realm where comfort and virtue intertwine, creating a haven that fosters cherished memories." – Inspired by Robert Southey

Welcome to this four-bedroom detached stone property, a perfect embodiment of family living, ideal for professional couples or active retirees alike. Nestled close to the countryside, this home offers the



### Denise White Estate Agents Comments

Tucked away in a quiet cul-de-sac, this stunning four-bedroom, two-bathroom detached home in the picturesque village of Waterhouses presents an idyllic retreat for families yearning for the charm of country life within the Peak District National Park. With its well maintained interiors and generous outdoor space, this residence sets the stage for a harmonious lifestyle.

The property boasts a spacious plot featuring a good size, enclosed, rear garden, perfect for relaxation and play. The stone exterior exudes timeless elegance in keeping with the environment, while the detached double garage provides secure parking and ample storage, with the potential for conversion into additional living space, subject to necessary approvals.

Upon entering, you are greeted by a welcoming hallway that leads into the main accommodation. The L-shaped living and dining area invites warmth and light, seamlessly connecting to a conservatory that overlooks the rear garden.

The well-appointed kitchen extends from front to back, offering abundant storage and practical workspace, with convenient access to the garden.

Ascend the staircase to find four generously sized bedrooms, each designed for comfort and relaxation. The main bedroom features an en-suite shower room, while the additional three bedrooms are served by a spacious shower room, easily adaptable to include a bath.

Step outside through secure gates into the child and pet-friendly garden, where a raised seating area and lawn create the perfect backdrop for families and keen gardeners.

This home in Waterhouses is more than just a property; it's a lifestyle waiting to be embraced. Experience the beauty and tranquillity of country living, complemented by the convenience of local amenities and schools just moments away. Don't miss your chance to make this dream home your reality.

### Location



Waterhouses is a village in the south of the Staffordshire Peak District in England. It is around 8 miles from Leek and Ashbourne, being nearly the halfway point between the two towns on the A523 road, which roughly follows the southern boundary of the Peak District National Park.

The village of Waterhouses is on the River Hamps, a tributary of the River Manifold, and at the southern end of the track of the former Leek and Manifold Valley Light Railway (now the Manifold Way, a walk- and cycle-path), which ran to Hulme End.

Waterhouses situated on the A523 Leek to Ashbourne Road on the edge of the dramatic scenery of the Peak Park. It offers a doorway to the beauty of the Peak District National Park, uninterrupted by traffic. via many footpaths or the aforementioned Manifold Way Cycle path The Peak District Boundary Walk runs through the village.

The small farming hamlet of Waterfall lies a kilometre and a half away to the north. This is a pretty little village with local pubs, and a fine late Georgian church. Waterhouses has a large primary school and nursery facilities.

## Entrance Hall



The entrance hall features stylish wood-effect flooring complemented by decorative boarding. It includes a radiator and stairs leading to the first floor, illuminated by a central light fixture. This space also offers a front porch area, perfect for storing coats and boots, along with a wall light. From the entrance hall, access is gained to the lounge, kitchen, and ground floor cloakroom.

## Breakfast Kitchen

22'0" x 8'6" (6.72 x 2.60)



The kitchen boasts an extensive range of wall and base units with concealed lighting under, highlighted by wooden-effect work surfaces over, a sink unit with a drainer and central tap. There is space for both a dishwasher and washing machine as well as space for a tumble dryer, as well as an integrated oven and induction hob beneath a

stainless steel extractor hood. A breakfast bar area provides ideal seating, while a radiator and tiled flooring enhance practicality. Partially tiled walls and double-glazed windows to the front and side aspects introduce natural light, with spot lighting and a central light fixture completing the space. A door at the rear leads directly outside to the garden, and there is also internal access to the dining area. The kitchen accommodates an American-style fridge freezer with fitted units on either side and overhead storage.. There is a floor-mounted central heating boiler.

## L-Shaped Lounge with Dining Area

21'11" x 13'2" min 19'10" max (6.70 x 4.02 min 6.06 max )



The lounge features an inviting L-shaped design, combining both lounge and dining areas. The lounge section has a fitted carpet and includes a log effect fire with an attractive surround. Double-glazed windows to the front and side aspects allow for ample natural light, complemented by a radiator and a central light fixture. The open-plan dining area features sliding doors leading into the conservatory, which is filled with light and offers additional space for entertaining.



## Lounge Area



## Dining Area



## Conservatory

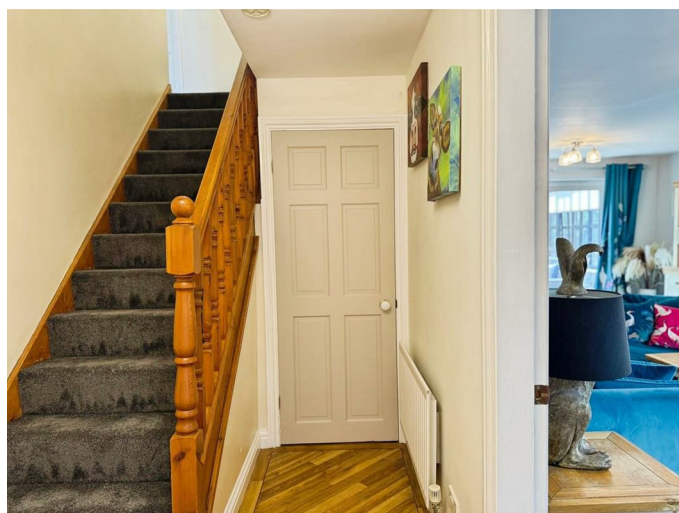
14'7" x 9'10" (4.46 x 3)



This generously-sized conservatory is currently utilised as a dining space, featuring double-glazed windows and double doors that provide seamless access to the garden. The stone base and glass roof create a bright and airy atmosphere, enhanced by tiled flooring.

## Cloakroom

6'0" x 3'6" (1.84 x 1.07)



The cloakroom is equipped with a wash hand basin, extractor fan, wall light, radiator, and matching floor covering.

## First Floor Accommodation

### Landing

The landing area is fitted with carpet and includes

an airing cupboard for additional storage. A ceiling light illuminates the space, which provides access to all four bedrooms and the main shower room.

### Bedroom One

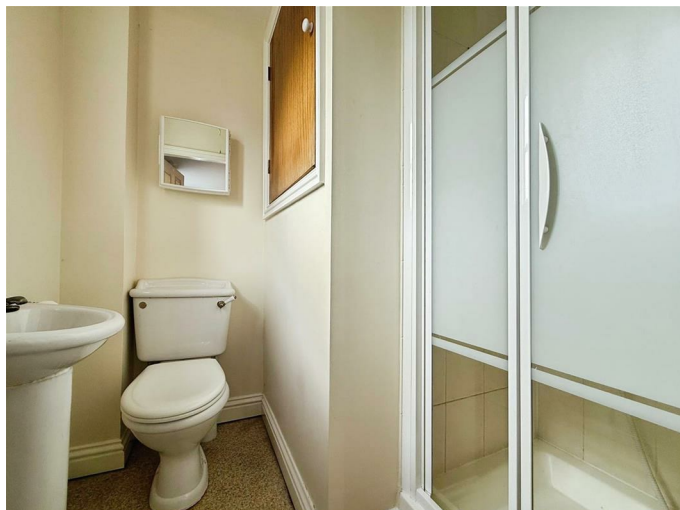
12'9" x 13'7" (3.9 x 4.16)



This spacious double bedroom is located at the front of the property, featuring fitted carpet, a ceiling light, and a radiator. Access to the en-suite is conveniently available from this room.

### En-Suite

5'11" x 6'2" (1.81 x 1.9)



The en-suite is equipped with a suite that includes a WC, pedestal wash hand basin, and a fitted shower cubicle. It features fitted carpet, a ceiling light, a double-glazed window to the front aspect, and a storage cupboard for practicality.

### Bedroom Two

12'2" x 8'7" (3.73 x 2.62)



Bedroom two is a comfortable space featuring fitted carpet, a radiator, and a double-glazed window to the front aspect, along with a ceiling light.

### Bedroom Three

10'3" x 8'9" (3.14 x 2.68 )

Located at the rear of the property, bedroom three features fitted carpet, a radiator, and a ceiling light, double glazed window to the rear aspect.

### Bedroom Four

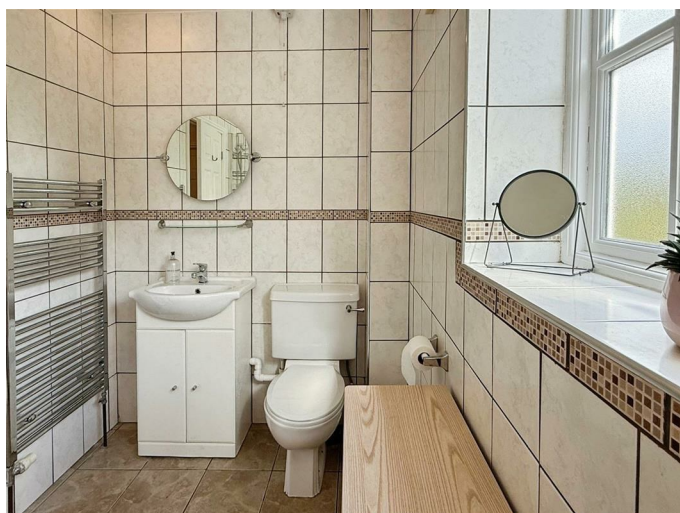
9'4" x 8'6" (max) (2.87 x 2.61 (max) )

Also situated at the rear, bedroom four includes fitted carpet, a radiator, and a ceiling light, with a double-glazed window providing a pleasant view



## Shower Room

9'1" x 5'5" (2.77 x 1.66)



Currently designed with a walk-in shower, this versatile room could easily accommodate a bath if desired. It includes a WC, pedestal wash hand basin, and a vanity unit with storage underneath. A heated towel rail and a double-glazed frosted window to the rear aspect enhance the functionality, while fully tiled walls and tiled flooring provide a sleek finish.

## Outside



The property is approached via a spacious block-paved driveway, providing off-street parking for three cars and leading to a detached double garage. The garage features up-and-over doors, power, and lighting, with pedestrian access from the side of the property. Gated access leads to the side of the house and onto the rear garden, which

is generously sized and enclosed by fencing and dry stone walling, surrounded by mature trees for added privacy. A raised seating patio area is decked and connects directly from the conservatory, with steps leading down to the main garden area, creating an inviting outdoor space for relaxation and entertainment.

## Double Garage

19'1" x 16'10" (5.82 x 5.15)

## Agents Notes

Oil Central Heating  
Double Glazed  
Mains Drainage  
Freehold

## What3words

///variances.credited.appealing

## Please Note.....

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

## About Denise White Estate Agents



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents

and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advise.

### **WE WON !!**



### **Local Estate Agent Wins Prestigious British Gold Award for Customer Service**

Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award 2024 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette, responsiveness to emails, promptness in returning missed calls, and, crucially, their expertise in the local marketing area.

The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

### **Do You have A House To Sell or Rent ?**

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

### **Do You Need Mortgage Advise ?**

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

### **You Will Need A Solicitor !**

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

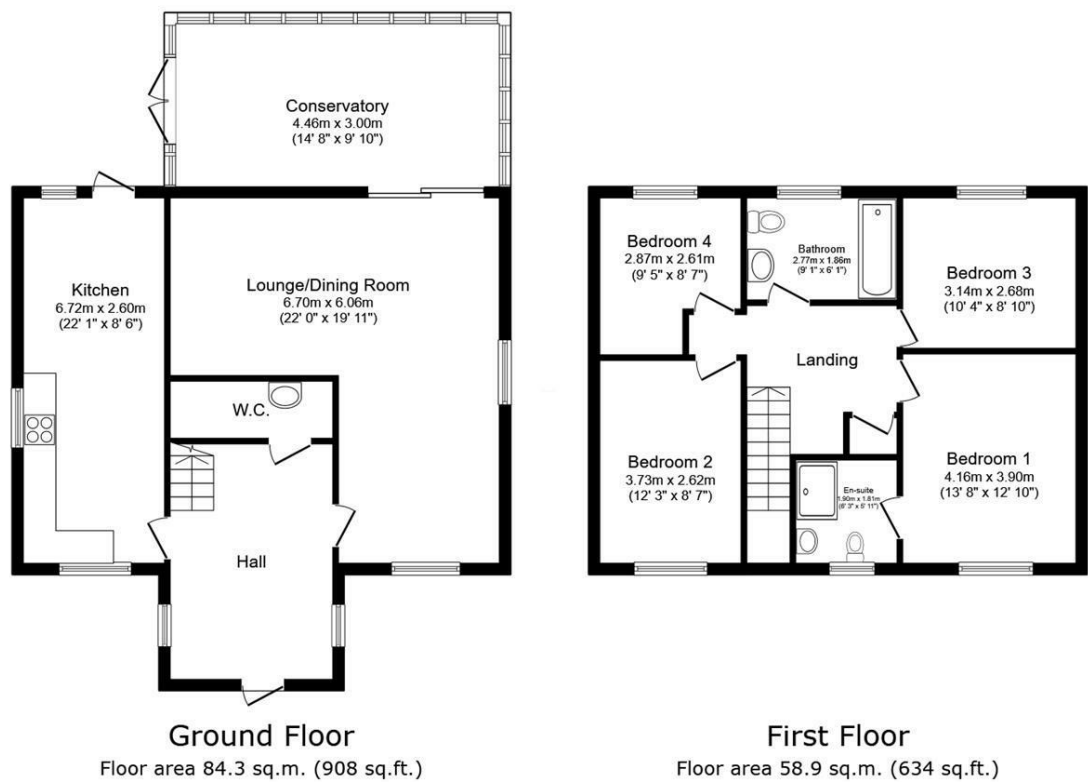
### **Anti-Money Laundering & ID Checks**

Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit

history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



Floor Plan



Total floor area: 143.2 sq.m. (1,542 sq.ft.)

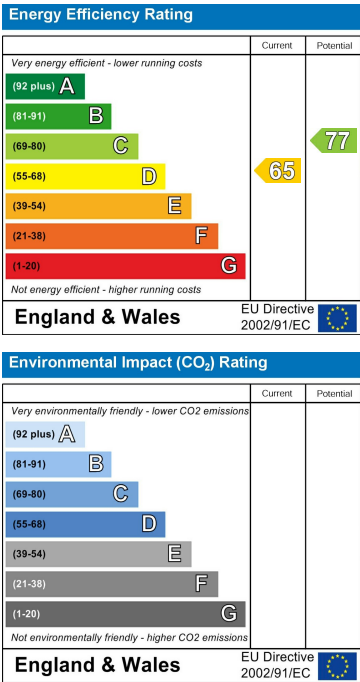
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



Area Map



Energy Efficiency Graph



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