



**Graham Watkins & Co**

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## Four Trees, Wetton Road, Butterton, Near Leek, ST13 7ST



**Four Trees offers a good sized five bedroom detached property, located in the rural village of Butterton. Boasting a driveway, garage and gardens to the front and rear. Benefitting from double glazing throughout and spacious and flexible living accommodation. In need of some cosmetic improvement, with the potential to make a large and comfortable family home.**

**Viewing is a must to appreciate the location and potential.**

**Offers In The Region Of £320,000  
(Subject To Contract)**

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1. All statements do not constitute any part of, an offer of a contract;
2. All statements contained in these particulars as to this property are made without responsibility on the part of the Messrs. Graham Watkins & Co. or the vendor or lessor;
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact;
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5. The vendor or lessor does not make or give also Messrs. Graham Watkins & Co., nor any person in their employment has any authority to make or give, any representatives or warranty whatsoever in relation to this property.

## Situation

Located in the rural village of Butterton, Four Trees is accessed via a quiet country lane with countryside views, and set within the Peak District National Park. Having access to commuter routes such as Ashbourne, Derby, and Leek.

## Directions

From our Leek office on Derby Street, take the A523 Ashbourne Road and continue for approximately 4.5 miles. Turn left at Bottomhouse cross roads and continue for approximately 3 miles. Turn right onto Butterton Moor Bank and proceed into the village of Buterton. After just over half a mile, turn right onto Wetton Road and the property will be found on the left hand side, indicated by our For Sale board.

## Accommodation Comprises

A front entrance door leads into:

### Hallway

With radiator; airing cupboard and ceiling light point.

Giving access to:

### Living Room 6.326 x 3.737 (20'9" x 12'3")

A spacious room with fully fitted carpet; log burning stove set within a fireplace; two radiators; uPVC double glazed window to the side and rear aspect; uPVC double glazed patio doors to the front aspect; two radiators; electrical points and ceiling light point.



### Kitchen 4.487 x 2.862 (14'9" x 9'5")

Having linoleum flooring; part tiled walls; uPVC double glazed window to the rear aspect; electrical points; ceiling light point and ceiling strip light.

With a range of base units with tiled work surface; matching wall mounted cupboards; inset stainless steel sink and drainer unit and integrated electric hob with extractor hood above.



### Utility 1.907 x 1.507 (6'3" x 4'11")

With tiled flooring; tiled walls; plumbing for an automatic washing machine; electrical points; ceiling light point and uPVC double glazed rear entrance door.



**Bedroom One 3.881 x 3.309 (12'9" x 10'10")**

Having fully fitted carpet; uPVC double glazed window to the side aspect; radiator; electrical points and ceiling light point.



**Bedroom Two 3.325 x 2.622 (10'11" x 8'7")**

Having fully fitted carpet; uPVC double glazed window to the rear aspect; radiator; electrical points; ceiling light point and loft access.

**Bathroom 2.168 x 2.165 (7'1" x 7'1")**

With linoleum flooring; tiled walls; uPVC obscured double glazed window to the front aspect; radiator and ceiling light point.

The suite comprises a low level W.C; pedestal wash hand basin and panel bath with shower over.

**Stairs to First Floor Landing**

**Bedroom Three 4.325 x 3.197 (14'2" x 10'6")**

Having fully fitted carpet; uPVC double glazed windows to the front and rear aspect; fitted storage; radiator; phone point; electrical points and two ceiling strip lights.



**Bedroom Four 3.247 x 1.59 (10'8" x 5'3")**

Having fully fitted carpet; uPVC double glazed window to the rear aspect; fitted storage; access to eaves storage; radiator; electrical points and ceiling light point.

**Bedroom Five 3.224 x 1.809 (10'7" x 5'11")**

With fully fitted carpet; uPVC double glazed window to the front aspect; fitted storage; radiator; electrical points and ceiling light point.

**W.C 1.177 x 0.974 (3'10" x 3'2")**

With tiled walls; uPVC double glazed window to the rear aspect; radiator; wall mounted wash hand basin; low level W.C and ceiling light point.

**Outside**

The property is set within a large plot which is mostly laid to lawn. To the front of the property there is parking for multiple vehicles.



**Garage 5.532m x 3.065m (18'2" x 10'0")**

To the side of the property there is a stone built garage which has two wooden doors, pedestrian side door and outside lights connected.



### **Viewings**

By prior arrangement through Graham Watkins & Co.

### **Wayleaves**

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.

### **Websites**

[www.grahamwatkins.co.uk](http://www.grahamwatkins.co.uk);  
[www.rightmove.co.uk](http://www.rightmove.co.uk); [www.zoopla.co.uk](http://www.zoopla.co.uk);  
[www.primelocation.co.uk](http://www.primelocation.co.uk);  
[www.onthemarket.com](http://www.onthemarket.com)

### **Services**

We understand the property is connected to mains electricity and water, with drainage being by private means. There is an external boiler which runs the central heating and water.

### **Council Tax Band**

We believe the property is in band F

### **Local Authority**

The local authority is Staffordshire Moorlands District Council.

### **Measurements**

All measurements given are approximate and are 'maximum' measurements.

### **Please Note**

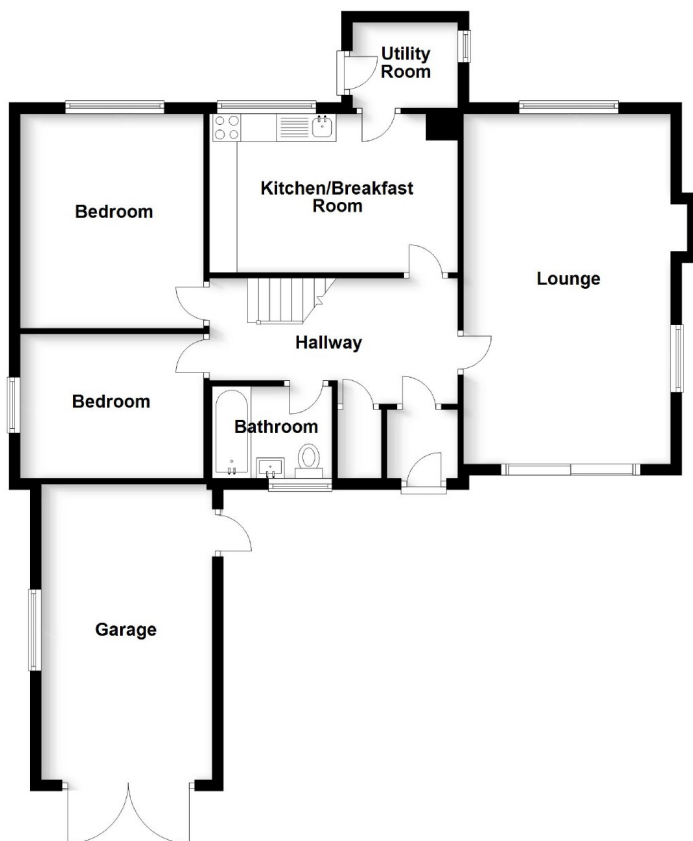
The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

### **Tenure and Possession**

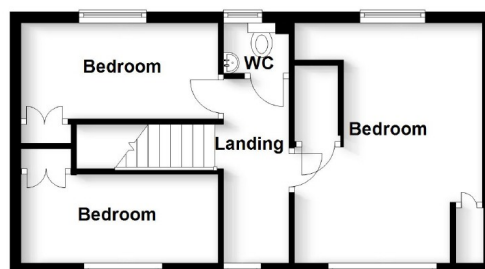
The property is held freehold and vacant possession will be given upon completion.



**Ground Floor**  
Approx. 95.8 sq. metres (1031.5 sq. feet)



**First Floor**  
Approx. 36.0 sq. metres (388.0 sq. feet)



Total area: approx. 131.9 sq. metres (1419.5 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.

**Energy Performance Certificate**



Four Trees, Wetton Road, Butterton, LEEK, ST13 7ST

Dwelling type: Detached bungalow Reference number: 0760-2858-7765-9191-3395  
Date of assessment: 18 June 2019 Type of assessment: RdSAP: existing dwelling  
Date of certificate: 18 June 2019 Total floor area: 112 m<sup>2</sup>

**Use this document to:**

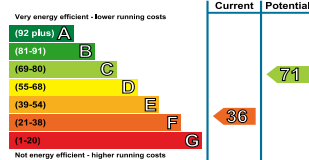
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 4,446</b>
<b>Over 3 years you could save</b>	<b>£ 1,833</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 318 over 3 years	£ 222 over 3 years	
Heating	£ 3,537 over 3 years	£ 2,118 over 3 years	
Hot Water	£ 591 over 3 years	£ 273 over 3 years	
<b>Totals</b>	<b>£ 4,446</b>	<b>£ 2,613</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**



The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years
1 Room-in-roof insulation	£1,500 - £2,700	£ 798
2 Cavity wall insulation	£500 - £1,500	£ 354
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 243

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.