



**8 ELM VIEW  
DENSTONE, STAFFS, ST14 5HD**

**PRICE: offers over £300,000**



**ASHBOURNE:** 11 Church Street, Ashbourne, DE6 1AE. Tel: 01335 346246 Email: ashbourne@fidler-taylor.co.uk  
**MATLOCK:** Archway Estate Office, 16 Crown Square, Matlock, DE4 3AT. Tel: 01629 580228 Email: matlock@fidler-taylor.co.uk

[www.fidler-taylor.co.uk](http://www.fidler-taylor.co.uk)





## DESCRIPTION

A traditionally styled and constructed, semi-detached family property offering very well appointed, three-bedroomed accommodation which occupies a large plot with extensive enclosed rear garden.

The property has in recent months undergone an extensive programme of modernisation, upgrading and improvement and so now offers an excellent, ready to move into opportunity which enjoys superb open countryside views to the front.

The accommodation which benefits from electric central heating and sealed unit double glazing throughout briefly comprises reception hall, guest cloakroom, front sitting room, separate rear reception or dining room, comprehensively re-fitted kitchen. At first floor level there are three bedrooms an upgraded shower room. Outside large gravelled forecourt parking area leading to brand new detached double garage with very extensive primarily lawned garden beyond.

Early viewing is considered essential.

## ACCOMMODATION

A upvc sealed unit double glazed front door leads to

**Entrance Porch** 2.18m x 1.12m (7'2" x 3'7") having brick base with upvc sealed unit double glazed super structure and wall mounted courtesy light.

A further upvc sealed unit double glazed door leads to

**Reception Hall** having sealed unit double glazed window, double panel central heating radiator, staircase off to first floor level.

**Guest Cloakroom** being situated beneath the staircase and having low flush wc in white with matching wall mounted wash hand basin set into vanity unit with double opening cupboard beneath. Part dado panelling, upvc sealed unit double glazed window, fitted illuminated mirror and further light.

**Front Sitting Room** 3.71m x 3.4m (12'2" x 11'2") having wide upvc sealed unit double glazed window to the front enjoying extensive open countryside views, central heating radiator and feature fireplace with painted Adam style surround, stone hearth and fitted Fireline cast iron room heater solid fuel stove.

**Dining Room or Living Room** 3.74m x 3.55m (12'3" x 11'8") with upvc sealed unit double glazed window overlooking the extensive primarily lawned rear garden, single panel central heating radiator and fireplace with slate hearth, Adam style surround and provision for an electric fire.

**Kitchen** 2.56m x 2.13m (8'5" x 7') being well fitted with a good range of contemporary units providing base cupboards and matching wall cupboards, drawer bank. Ample work surfaces with appliance space beneath. Inset single drainer stainless steel sink unit with mixer tap. Integrated Hotpoint electric double oven with four burner ceramic hob over and cooker hood above. Complimentary splashback tiling, single panel central heating radiator and upvc sealed unit double glazed door to the exterior rear with flanking matching window.

**Staircase to First Floor Level** a spacious landing with upvc sealed unit double glazed window and roof hatch which provides access to the partially boarded and illuminated roof space with sliding loft ladder. The roof space houses the electric central heating boiler and pressurised hot water cylinder.



**Bedroom One** (front double) 3.41m x 3.74m (11'2" x 12'3") having in built shelved storage cupboard and wide upvc sealed unit double glazed window which enjoys truly spectacular views over delightful countryside.



**Bedroom Two** (rear) 3.74m x 3.55m (12'3" x 11'8") with upvc sealed unit double glazed window overlooking the rear garden and double panel central heating radiator.



**Bedroom Three** 2.18m x 2.11m (7'2" x 6'11") with upvc sealed unit double glazed window again enjoying panoramic views, double panel central heating radiator. In built single cabin bed with fitted storage drawer beneath.

**Shower Room** a contemporary suite in white comprising large shower cubicle with glazed sliding door and full height shower boarded walls. Mains shower control. Low flush wc and wash hand basin set into vanity unit with double opening cupboard beneath and further cupboards to the side. Upvc sealed unit double glazed window, single panel central heating radiator.



## OUTSIDE

The property stands well back from the road behind an extensive gravelled forecourt area providing ample car standing and turning space and having planted shrub and flower borders. Double opening wrought iron gates lead to the flanking gravelled driveway which in turn leads to the large detached sectional concrete **Garage** approximately 6m x 5m (19'8" x 16'5") with twin up and over doors, electric light and power supply and cold water supply together with waste for automatic washing machine. Outside cold water tap both to the garage and the house.

To the rear of the property is a very extensive primarily lawned long rear garden with mature evergreens and shrubs. The garden is fully enclosed by panelled fencing and mature hedging and provides the ideal safe environment for children to play.



## SERVICES

It is understood that mains water, electricity and drainage are connected. The property benefits from electric 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 East Staffordshire band B.

## EPC RATING E

## VIEWING

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



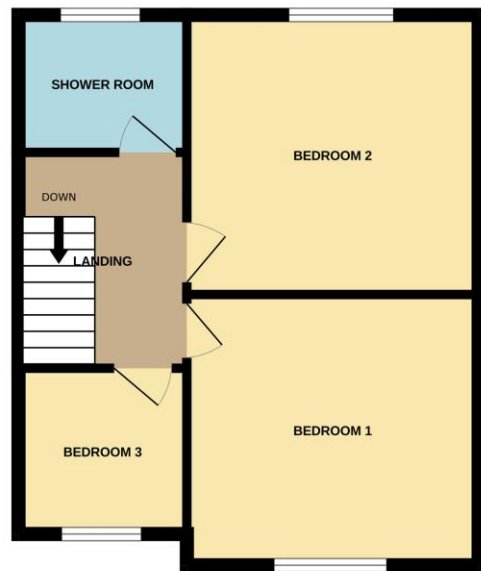
Ref FTA2655



GROUND FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR  
430 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 867 sq.ft. (80.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 62024

[www.fidler-taylor.co.uk](http://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.