

# Hawthorn Close

Denstone, ST14 5HB



Substantial, traditional semi detached home with well presented accommodation, occupying a good sized plot in the popular cul de sac within the highly desirable village of Denstone.

£275,000



John German

Whether looking to move up or down the property ladder, viewing and consideration of this well proportioned home is strongly recommended to appreciate its room dimensions and potential to remodel and personalise, plus its fabulous rear garden.

Situated at the head of the cul de sac in the highly regarded and desirable village within close proximity to its amenities which include the first school, The Tavern public house and restaurant, active village hall, the award winning Denstone Farm Shop and the church. Walks through the surrounding countryside are also on the doorstep, plus the lakes found in front of the world head quarters of JCB. The towns of Uttoxeter and Ashbourne are both within easy commutable distance, and the nearby A50 dual carriageway links the M1 and M6 motorways.

A uPVC part obscured double glazed entrance door opens to the hall where stairs rise to the first floor with a useful understairs cupboard and doors lead to the ground floor accommodation. To the front is the dining room which has a focal chimney breast and a wide window providing natural light. To the rear there is the fitted kitchen which has a range of base and eye level units with work surfaces and inset sink unit set below the window overlooking the garden, fitted electric hob with extractor over and electric under, plumbing for a dishwasher and further appliances, plus a door to the side hall. A further door opens to the lounge providing scope to open up into the kitchen providing a large space extending to the width of the home, currently having a focal chimney breast with a log burner set on a slabbed hearth and a window overlooking the garden.

The side hall has a door opening to the front elevation, plus a useful brick built coal house and the pleasant garden room/porch which overlooks the garden with a door to the outside and to the useful laundry room which has space for appliances and the oil fired central heating boiler.

To the first floor, the landing has a side facing window providing light and built in storage, plus doors to the three good sized bedrooms, two of which can easily accommodate a double bed.

Completing the accommodation is the family bathroom which has a white suite incorporating a panelled bath with electric shower over and tiled splashbacks.

Outside to the rear, a paved patio provides a lovely seating and entertaining area leading to the good sized garden which is predominately laid to lawn, enclosed to three sides by established hedges with space for a shed and gated access to the front. The garden provides scope for extending the property, subject to obtaining the necessary planning permission. To the front there is a garden laid to lawn with well stocked borders providing potential for off road parking.

**What3words:** mixture.condense.homelands

**Agents note:** There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Property construction:** Brick. **Parking:** On road.

**Electricity supply:** Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Oil. (Purchasers are advised to satisfy themselves as to their suitability).

**Broadband:** Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band B

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/18042024

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Ground Floor



Floor 1

John German

**Approximate total area<sup>1)</sup>**  
1022.54 ft<sup>2</sup>  
95 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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