

Lady Meadow Close

Denstone, Uttoxeter, ST14 5EY

John German





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Offers In Region Of £575,000

Attractive modern executive style detached home providing well proportioned and balanced family sized accommodation, occupying a good sized plot in the quiet cul-de-sac towards the edge of the highly desirable village.



Internal inspection and consideration of this excellent family sized and well maintained home is strongly advised to appreciate its room dimensions and layout, the balance between the ground floor and first floor accommodation including three separate reception rooms, five bedrooms and three bathrooms, plus its delightful rear garden enjoying a good degree of privacy. Also advised to appreciate the scope to personalise and remodel if desired. Situated on a quiet cul-de-sac where homes rarely come to the market, located towards the edge of the highly desirable and well respected village providing amenities including the first school, The Tavern public house and restaurant, the award winning Denstone Farm Shop, tennis courts and bowling green, a active village hall and its church. Several walks through the surrounding countryside are also on the doorstep, plus the lakes to the 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, plus the cities of Derby and Stoke-on-Trent.

A traditional tiled canopy porch with a composite part obscured double glazed entrance door and side panel opens to the welcoming hall providing a lovely introduction to the home with stairs rising to the first floor and doors to the spacious ground floor accommodation, the garage and the fitted downstairs WC. To the front is the well proportioned lounge which has a focal coal effect LPG fire and feature surround, plus a window enjoying a pleasant outlook. Folding doors open to the separate dining room which has wide sliding patio doors overlooking the garden and giving direct access to the patio, plus a door returning to the hall. The third separate reception room makes an ideal sitting room, equally adapt as a playroom, study or TV room, depending on your needs, having wide sliding patio doors to the garden. The fitted breakfast kitchen has a range of base and eye level units with work surfaces and an inset sink unit set below the window overlooking the rear garden, a fitted gas hob with extractor hood over, built in double oven and an integrated dishwasher. The tiled floor runs into the utility room which has a fitted worktop to one side, an inset sink unit with cupboard below, space for appliances, the wall mounted central heating boiler and a PVC part obscure double glazed door to the outside.

To the first floor, the pleasant part galleried landing has a built in airing cupboard and doors leading to the five good sized bedrooms, all of which have built in double wardrobes and a pleasant outlook, the fifth bedroom presently being fitted out as a study. The spacious front facing master bedroom has the benefit of a fitted en suite shower room, having a white four piece suite incorporating a shower cubicle with a mixer shower over. The rear facing second bedroom also benefits from an en suite shower room having a white modern suite with tiled walls. Completing the accommodation is the fitted family bathroom having an immaculate three piece suite with half tiled walls and a side facing window.

Outside to the rear, a wide paved patio provides a delightful seating and entertaining area enjoying a degree of privacy leading to the good size garden which is predominantly laid to lawn with gravelled borders and a central ornamental feature, plus a vegetable garden, greenhouse and shed at the top of the garden. To the front is a garden mainly laid to lawn with a gravelled border containing shrubs. A right of access leads to the double width block paved driveway providing off road parking further to the double garage which has an electric roller door, power points and light, plus a personal door giving direct access into the home (please note the neighbouring property has access over the top of the drive).

What3words: labels.force.conveying

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard. **Parking:** Drive & double garage

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** LPG central heating system.

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC - 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 F

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/09082024







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1877.23 ft²

174.4 m²

Reduced headroom

2.58 ft²

0.24 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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Agents' Notes

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Referral Fees

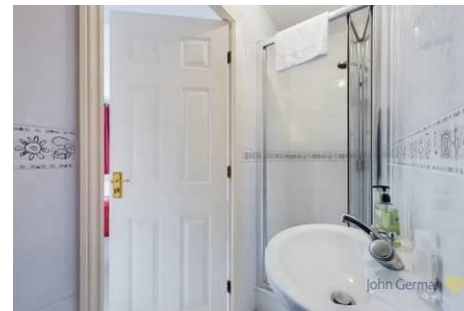
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E	49 E	
21-38	F		
1-20	G		



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