

Alton Road

Denstone, Uttoxeter, ST14 5DH



Deceptively spacious semi-detached dormer style home enjoying far reaching front views, providing a huge amount of potential to personalise, situated on the edge of the highly regarded village.

£220,000



John German

For sale with no upward chain involved, viewing and consideration of this deceptively spacious and versatile home is highly recommended to appreciate its room dimensions and the scope to personalise, remodel and possibly extend (subject to obtaining the necessary planning permission) to make it your own. Occupying a lovely position on the edge of the village, enjoying far reaching views to the front over the surrounding countryside towards the Weaver Hills. The highly regarded and sought-after village provides a range of amenities including the All Saints first school, The Tavern public house and restaurant, the award-winning Denstone Farm Shop, active village hall, tennis courts and bowling green and the village church. Several walks through the surrounding countryside are also on the doorstep, and the world head quarters of JCB is also within walking distance. The towns of Uttoxeter and Ashbourne are within easy commutable distance, as is the A50/road networks.

A timber and part obscure glazed entrance door opens to the hallway, where stairs rise to the first floor and doors lead to the ground floor accommodation and guest cloakroom/WC. To the front of the home is the spacious dual aspect living/dining room which extends to the full width of the home, having a focal ceramic tiled fireplace. To the rear, there is a well-proportioned double bedroom which has a wide window overlooking the pleasant garden, allowing the neutral light to flood in, and an understairs cupboard which presently houses the electric boiler. The kitchen also has dual aspect windows and a part obscure glazed door opening to the side elevation. There is a range of base and eye level units with work surfaces and an inset sink unit set below the window overlooking the garden, a fitted hob with oven under, and space for appliances.

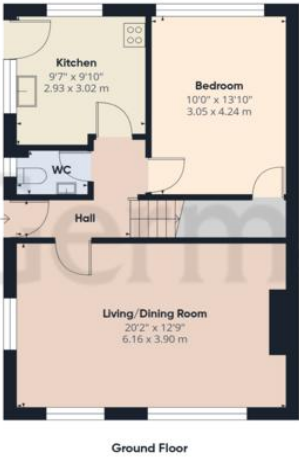
To the first floor, the landing has a built-in airing cupboard and access to a useful loft space. Doors lead to two further double bedrooms, with the front facing room enjoying the magnificent far-reaching views towards the Weaver Hills. Finally, there is the fitted bathroom which has a three-piece suite incorporating a panelled bath with an electric shower over, tiled walls and a side facing window.

Outside, to the rear, a paved patio with brick edging provides a lovely seating area enjoying a degree of privacy, leading to the good size garden which is laid to lawn with well stocked borders and a gravelled bed, all containing a variety of shrubs, enclosed to three sides by established hedges. To the front is a garden also laid to lawn with borders and hedges providing privacy. A tarmac driveway and turning point extend to the side of the property providing ample off road parking and slightly limited access to the detached garage which has an up and over door.

What3words: ///dining.swimmer.outlawing
Agents note: The property is not registered with the Land registry and will require a first registration on sale, for which most solicitors will make an additional charge.
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 & garage
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Electric
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: 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 TBC
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/26082025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.



John German

Approximate total area^m
891 ft²
82.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	67 D
39-54	E		
21-38	F		
1-20	G		

 OnTheMarket

 rightmove

 RICS

 aria
propertymark
PROTECTED

 naea
propertymark
PROTECTED

 The Property
Ombudsman

 APPROVED CODE
TRADING STANDARDS UK

John German

9a Market Place, Uttoxeter, Staffordshire, ST14 8HY

01889 567444

uttoxeter@johngerman.co.uk

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give any Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent