

Alton Road

Denstone, Uttoxeter, ST14 5DH



Deceptively spacious dormer style home with well-maintained accommodation, including a conservatory and porch extension, occupying a good-sized plot which provides potential to extend the property (subject to obtaining the necessary planning permission), enjoying far reaching views to the front towards the Weaver Hills.

£265,000

John German

For sale with no upwards chain involved. Whether looking to move up or down the property ladder, for your first home, or a home with potential to personalise and possibly extend (subject to obtaining the necessary planning permission) without compromising its outside space, consideration and inspection is highly advised. Occupying a delightful corner plot providing parking and a detached garage, enjoying fabulous far-reaching views to the front, over the surrounding countryside towards the Weaver Hills.

Situated on the edge of the sought-after and highly regarded village, with walking distance to its 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 headquarters of JCB is also within walking distance. The towns of Uttoxeter and Ashbourne are within easy commutable distance, as is the A50/road networks.

Accommodation

A uPVC part obscure double glazed entrance door opens to the welcoming hall, where stairs rise to the first floor and quality hardwood internal doors lead to the spacious ground floor accommodation, and the half-tiled guest cloakroom/wc.

Extending to the full width of the home at the front is the dual aspect living room, providing space for a dining suite as well as soft seating if preferred, having a focal living flame effect electric fire and a feature stone effect surround with display plinths. The separate dining room could be used as a third bedroom if required, having a useful understairs cupboard and wide sliding patio doors opening to the brick base and uPVC double glazed constructed conservatory, overlooking the gardens with French doors providing direct access outside.

Completing the ground floor space is the fitted kitchen, having an extensive range of base and eye level units with worktops and an inset sink unit set below the side facing window, with additional light provided by the window overlooking the rear garden, a fitted electric hob with an extractor over and double electric oven under, plus an integrated fridge. A timber and part glazed door leads to the useful porch, which has plumbing for a washing machine and a uPVC part double glazed door to the outside.

To the first floor, the landing has a built-in cupboard housing the combination central heating boiler, and a door to the useful loft space, which offers potential to be extended to form a further bedroom. Further doors lead to the two double bedrooms, with the front facing master having a range of fitted furniture and a magnificent far-reaching view over the surrounding countryside. The rear facing bedroom also has fitted furniture and a pleasant outlook. Finally, there is the fitted shower room which has fully tiled walls and a side facing window, with a modern three-piece white suite incorporating a corner shower cubicle with an electric shower over.

Outside

To the rear, a raised paved patio provides a lovely seating and entertaining area, leading to the good-sized garden which extends to the side of the property and garage, with well stocked beds and borders containing a large variety of established shrubs and plants, with space for a shed, enjoying a degree of privacy. The side of the property provides potential to extend (subject to obtaining the necessary planning permission). To the front, there is a well-stocked foregarden, and a tarmac driveway providing off-road parking for several vehicles, leading to the detached garage which has an up and over door, power and light.

What3words: /// travels.poets.puppy

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:** LPG (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 C

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

Our Ref: JGA/27102025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E	44 E	
21-38	F		
1-20	G		

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