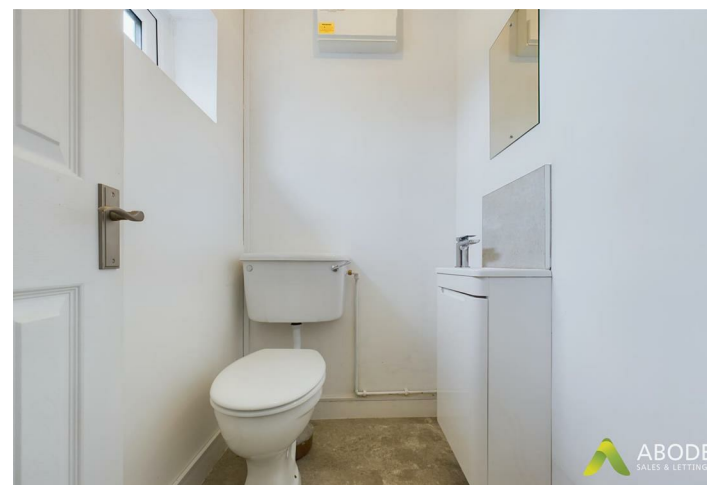ABODE
SALES & LETTINGS

ABODE Lettings are excited to offer for the first time this recently refurbished semi-detached property presents a wonderful opportunity in the highly sought-after village of Denstone. The house has been updated to offer modern comfort and style throughout. Upon entering the property through the porch and hallway, you are greeted by a large living room featuring a cosy gas fire. The brand new kitchen is a highlight, boasting contemporary fittings and appliances such as an eye-level NEFF oven, a ceramic glass hob, and a extractor fan.

Upstairs, the accommodation comprises two generously sized double bedrooms alongside a comfortable single bedroom that could also serve as a home office or nursery. The family bathroom completes the first floor.

Externally, the property benefits from a large garden area, perfect for outdoor activities, gardening enthusiasts, or simply enjoying the fresh air. Convenient parking facilities and a detached garage ensure ample space for vehicles and additional storage needs.

The location of the property is another standout feature, providing easy access to nearby towns such as Uttoxeter and Ashbourne, as well as the A50 motorway with connections to the MI, making commuting to Derby and Stoke-on-Trent straightforward and convenient.
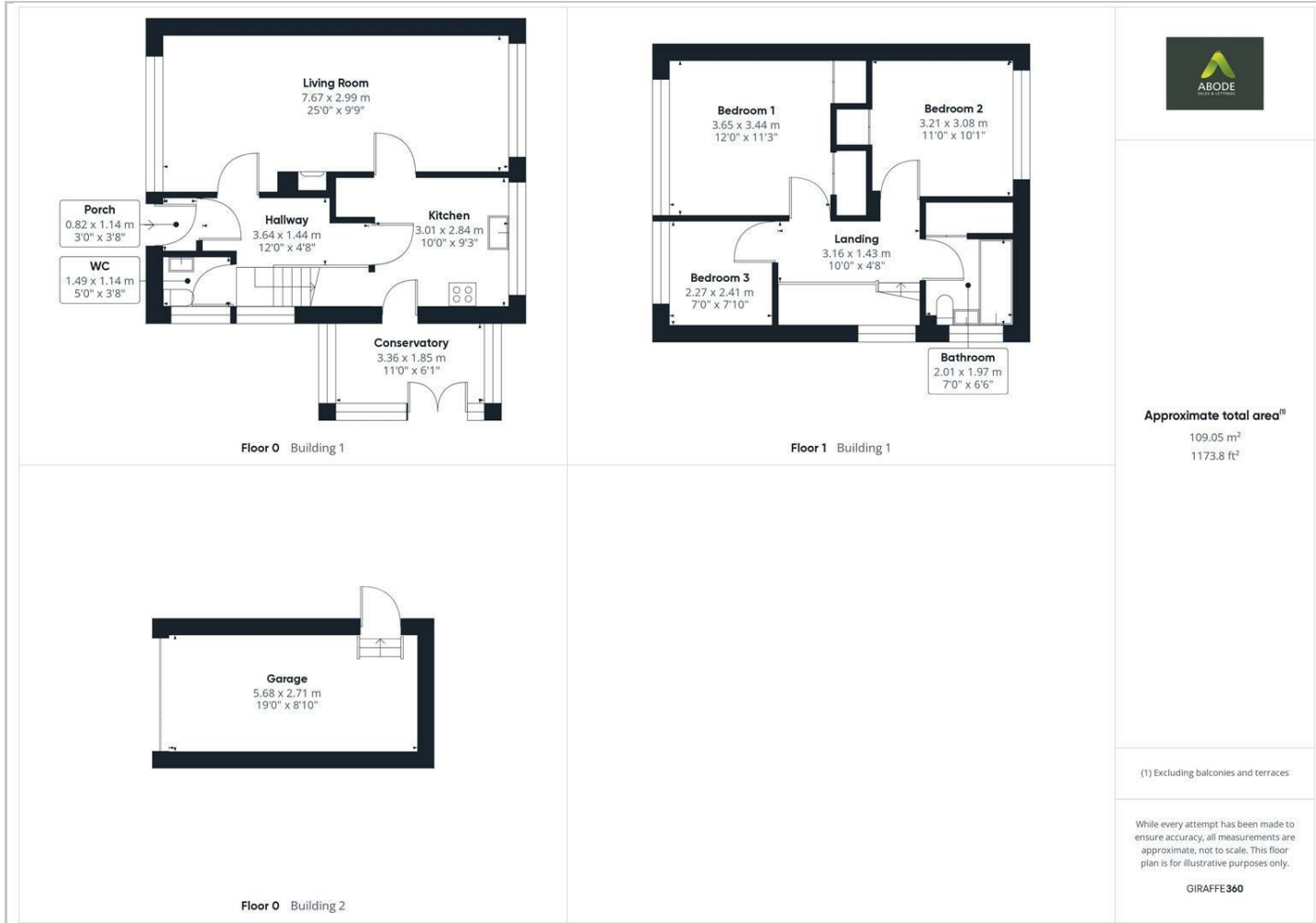
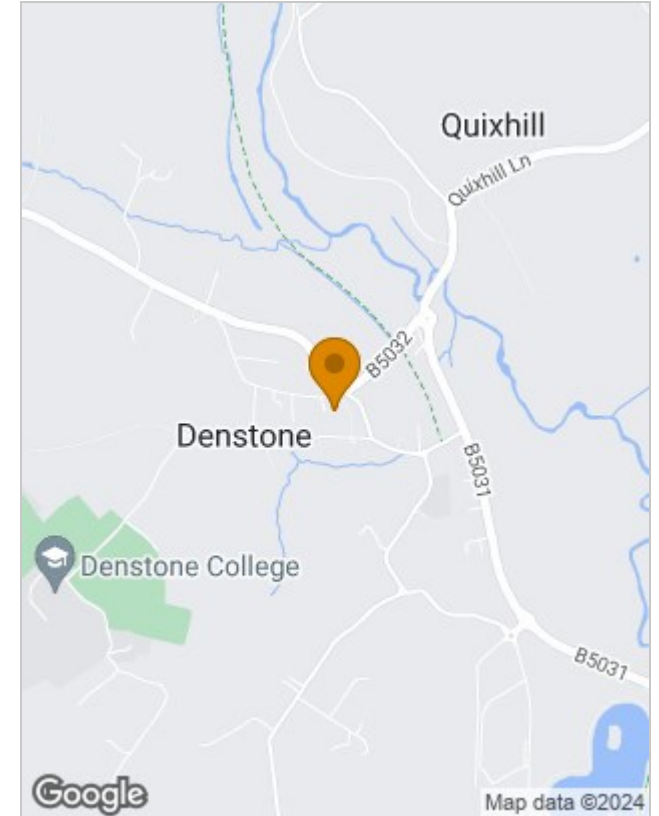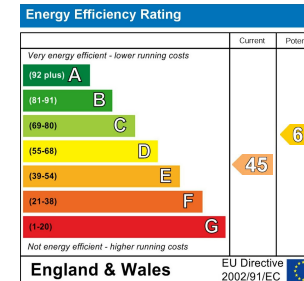Call ABODE Lettings to arrange your viewing!

Floor Plans

Porch
0.82 x 1.14 m
3'0" x 3'8"

WC
1.49 x 1.14 m
5'0" x 3'8"

Living Room
7.67 x 2.99 m
25'0" x 9'9"

Hallway
3.64 x 1.44 m
12'0" x 4'8"

Kitchen
3.01 x 2.84 m
10'0" x 9'3"

Conservatory
3.36 x 1.85 m
11'0" x 6'1"

Floor 0   Building 1

Bedroom 1
3.65 x 3.44 m
12'0" x 11'3"

Bedroom 2
3.21 x 3.08 m
11'0" x 10'1"

Landing
3.16 x 1.43 m
10'0" x 4'8"

Bedroom 3
2.27 x 2.41 m
7'0" x 7'10"

Bathroom
2.01 x 1.97 m
7'0" x 6'6"

Floor 1   Building 1

Garage
5.68 x 2.71 m
19'0" x 8'10"

Floor 0   Building 2

ABODE
SALES & LETTINGS

Approximate total area[1]

109.05 m²
1173.8 ft²

(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.

GIRAFFE360

Location Map

Map data ©2024

Energy Performance Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		65
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales   EU Directive 2002/91/EC

Please contact our Burton Lettings Office on 01283 845888
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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