



**Ain Garth, Oak Road, Denstone, Uttoxeter. ST14 5HT**



welcome to

## Ain Garth, Oak Road, Denstone, Uttoxeter

Bagshaws Residential welcome to the market this WELL APPOINTED detached bungalow situated in the sought after village of Denstone, home to the famous Denstone Farm Shop and in proximity to further amenities. Accommodation comprising: lounge, kitchen living dining, utility, three bedrooms & bathroom.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspectors. Powered by www.focalagent.com

Access to the property is gained via a block paved driveway providing off road parking for several vehicles leading to:

**uPVC Entrance Door:**

Leading into:

**Entrance Hallway:**

Having parquet flooring; door off to the lounge and opening into:

**Kitchen Living Dining:**

14' 6" x 12' ( 4.42m x 3.66m )

A fitted kitchen comprising sink and drainer set in a base unit; further base, wall and drawer units; complementary work surface with small breakfast bar; integrated electric oven with hob and cooker hood over; integrated fridge freezer; complementary tiling; double glazed windows to front and side elevations; central heating radiator; door leading out to the side elevation; double glazed French doors leading out to the rear elevation; wood effect flooring.

**Utility Room:**

6' 5" x 5' 1" ( 1.96m x 1.55m )

Having double glazed window to the side elevation; sink and drainer set in a base unit; washing machine; Worcester Bosch central heating boiler.

**Lounge:**

17' 4" x 12' 8" ( 5.28m x 3.86m )

Having double glazed window to front elevation; central heating radiator; parquet flooring; feature brick fireplace with open hearth; door into:

**Inner Hallway:**

With central heating radiator; doors off to:

**Bedroom One:**

13' 1" x 10' 7" ( 3.99m x 3.23m )

With double glazed window to side elevation; central heating radiator.

**Bedroom Two:**

11' 2" x 9' 7" ( 3.40m x 2.92m )

With double glazed window to side elevation; central heating radiator.

**Bedroom / Study:**

8' 5" x 8' ( 2.57m x 2.44m )

Currently used as a study. With double glazed patio doors leading out to the garden; central heating radiator.

**Bathroom:**

Having bath with wall mounted shower over and side screen, low level w.c.; wash hand basin set in a vanity unit; heated towel rail; complementary tiling; wood effect flooring; double glazed window to the side elevation.

**Gardens:**

To the front of the property the block paved driveway provides off road parking for several vehicles and stone chipping area with hedge and timber fence boundaries. The rear garden is hard landscaped with timber fence boundaries.

**Please Note:**

Photographs may have been taken using a wide angle lens.



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## Ain Garth Oak Road, Denstone Uttoxeter

- Well Appointed Detached Bungalow
- Sought After Village Location
- Block Paved driveway providing off road parking for several vehicles
- Lounge. Kitchen Living Dining. Utility Room
- Three Bedrooms. Bathroom

Tenure: Freehold EPC Rating: D

**£375,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
UTR109424 - 0003

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