



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

welcome to

Ain Garth, Oak Road, Denstone, Uttoxeter

Bagshaws Residential bring to the market this WELL APPOINTED detached property situated in the sought after village of Denstone with Denstone College nearby and in proximity to further amenities. Accommodation comprises: lounge, living kitchen dining, utility, three bedrooms & bathroom. Drive.



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.



view this property online bagshawsresidential.co.uk/Property/UTR109424



welcome to

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

£365,000



Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/UTR109424



Property Ref:
UTR109424 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



bagshaws residential



01889 567567



Uttoxeter@bagshawsresidential.co.uk



17 High Street, UTTOXETER, Staffordshire, ST14 7HP



bagshawsresidential.co.uk