



Frances Close, Denstone, Uttoxeter. ST14 5GZ

welcome to

Frances Close, Denstone, Uttoxeter

Bagshaws Residential are delighted to market this IMMACULATELY PRESENTED executive detached family home situated in sought after location on private drive. VIEWING IS A MUST to appreciate the size and standard of accommodation on offer with DOUBLE GARAGE & rear garden with HIGH DEGREE OF PRIVACY.



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 inspection(s). Powered by www.focalagent.com

Access to the property is gained via private road leading to property driveway with off road parking for several vehicles leading to double garage and to:

Open Entrance Porch:

With entrance door leading into:

Spacious Reception Hall:

Having double glazed windows to the front elevation; two central heating radiators; storage cupboard; stairs to the first floor accommodation; tiled flooring; doors off to:

Guest Cloakroom:

Having low level wc and wash hand basin set in a vanity unit; central heating radiator; complementary tiling; double glazed window to the front elevation.

Dining Room:

14' 5" x 11' 3" (4.39m x 3.43m)
With double glazed windows to the front and side elevations; two central heating radiators; door leading into breakfast kitchen.

Study:

11' 8" x 8' 10" (3.56m x 2.69m)
Having double glazed window to the front elevation; fitted wall unit comprising shelving and cupboards; wood effect flooring; central heating radiator.

Lounge:

25' x 14' 3" (7.62m x 4.34m)
Having double glazed French doors with double glazed windows either side; double glazed window to the side elevation; feature fireplace with timber mantle and inset log burning stove; central heating radiator.

Breakfast Kitchen:

17' 8" max x 17' 1" max (5.38m max x 5.21m max)
A fitted kitchen comprising sink and drainer set in a base unit; further base, wall and drawer units; complementary work surface; breakfast bar; two side by side ovens with hob and cooker hood over; integrated dishwasher, fridge, freezer and microwave; double glazed window to the rear elevation; central heating radiator; complementary

wall and floor tiling; door leading into utility room; door leading into:

Utility Room:

9' 10" x 6' 2" (3.00m x 1.88m)
With sink and drainer set in a base unit; further wall and base units; complementary work surface; complementary tiling, plumbing for a washing machine; further appliance space; central heating radiator; door leading into the garage; door leading out to the side elevation.

Garden Room:

13' 6" max x 11' 2" (4.11m max x 3.40m)
Having glazed roof; double glazed windows to the rear elevation; French doors leading out to the rear garden; central heating radiator.

Stairs From Reception Hall:

Leading to:

Galleried Landing:

With loft access hatch; central heating radiator, doors off to:

Master Bedroom Suite:

21' 11" max x 14' 1" (6.68m max x 4.29m)
With double glazed window to the rear elevation; central heating radiator; double glazed door with Juliet Balcony overlooking the rear garden; leading to:

Dressing Area:

With fitted sliding door wardrobes.

En Suite:

Having bath; shower cubicle with wall mounted shower; two "his" and "hers" wash hand basins set in a vanity unit; low level wc; complementary tiling; heated towel rail; double glazed window to the side elevation.

Bedroom:

13' 2" x 13' (4.01m x 3.96m)
Having double glazed window to the rear elevation; central heating radiator.

Bedroom:

12' 8" x 11' 4" (3.86m x 3.45m)
With double glazed window to the rear elevation; central heating radiator; door leading into:

Jack & Jill En Suite:

With enclosed shower cubicle with wall mounted shower; wash hand basin and low level wc set in a vanity unit; heated towel rail; complementary tiling; door leading into:

Bedroom:

12' 9" x 11' 3" (3.89m x 3.43m)
With double glazed window to the front elevation; built in wardrobe; central heating radiator.

Bedroom:

12' x 11' 4" (3.66m x 3.45m)
With double glazed window to the front elevation; built in wardrobe; central heating radiator.

Bedroom:

14' x 8' 6" (4.27m x 2.59m)
With double glazed window to the front elevation; built in wardrobe; central heating radiator.

Deluxe Bathroom:

Having free standing bath and separate wall mounted shower with side screen on a raised plinth; wash hand basin set in a vanity unit, low level wc; ceiling spotlights; complementary tiling; two double glazed windows to the front elevation.

Double Garage:

Having two up-and-over doors; double glazed window to the rear elevation; personal door leading out to the rear garden; central heating boiler.

Gardens:

A block paved front driveway provides off road parking for several vehicles leading to the double garage with front lawned area with tree and shrub plantings. Gated access leads to the rear garden, which enjoys a high degree of privacy, is mainly laid to lawn with mature trees to the rear boundary and timber fenced boundaries, patio area with outside lighting and electrics and further decked patio area.

Please Note:

Photographs may have been taken using a wide angle lens.
Council Tax Band G



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welcome to

Frances Close, Denstone, Uttoxeter

- Immaculately Presented Executive Detached
- Master Bedroom Suite with Dressing Area & En Suite
- Four Further Bedrooms. Jack & Jill En Suite. Deluxe Bathroom
- Three Reception Room. Orangery. Breakfast Kitchen
- Double Garage. Driveway. Gardens

Tenure: Freehold EPC Rating: Awaited

offers over

£725,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
UTR109535 - 0005

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