

# Hawthorn Close

Denstone, Staffordshire, ST14 5HB



Well maintained traditional semi-detached home providing generously sized accommodation including a ground floor ensuite bedroom, occupying a pleasant cul-de-sac position in the highly regarded and sought-after village within walking distance to its amenities.

£315,000

John German

Suitable for a variety of potential buyers, especially those looking to move either up or down the property ladder, or multi-generational households, viewing and consideration of this extended family home is strongly recommended. Benefitting from extended ground floor accommodation including the ensuite double bedroom, and a sizable utility room off the breakfast kitchen.

Situated on the quiet cul-de-sac towards the edge of the well respected and desirable village, but still within easy walking distance of its range of amenities including 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 church. There are also numerous walks through the surrounding countryside, plus the lakes at the front of the world HQ of JCB. The towns of Uttoxeter and Ashbourne with their wider range of facilities are both within easy commutable distance, with the nearby A50 dual carriageway road network links the M1 and M6 motorways, plus the cities of Derby and Stoke-on Trent.

The welcoming entrance hall has stairs rising to the first floor and a recess below, and doors leading to the extended ground floor accommodation.

The front facing dining room has a focal fireplace with a quarry tiled hearth, and a wide window allowing the natural light to flood in. A laminated wooden floor runs through into the generously sized lounge, having wide uPVC double glazed French doors overlooking the rear garden and providing direct access to the patio.

The fitted breakfast kitchen has a range of units with worktops and an inset sink unit set below the window overlooking the rear garden, space for an electric cooker with an extractor over, and space for a fridge/freezer. An arch leads to the extremely useful utility room, having base level units and fitted worktops with plumbing for a washing machine, the freestanding central heating boiler and space for additional appliances, a side facing window and a part obscure double-glazed door opening the rear garden.

Completing the ground floor space is the double bedroom, having dual aspect windows and the benefit of an ensuite shower room which has a white modern suite incorporating a corner cubicle with an electric shower over.

To the first floor, the landing has access to the loft and a side facing window providing natural light. Doors open to the three good sized bedrooms, two of which can easily accommodate a double bed and furniture. Finally, there is the fitted family bathroom which as white modern three-piece suite with tiled walls and floor.

Outside, to the rear, paved patios provide pleasant seating areas leading to the garden laid mainly to lawn, with well-stocked borders containing a variety of shrubs and plants, with a further decking area ideal for al fresco dining. There is also a shed and space for a greenhouse, play area and gated access to the front. To the front there is a gravelled driveway providing off road parking, with well stocked borders containing a large variety of plants and wildflowers.

**What3words:** ///spider.political.bags

**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

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Oil fired central heating

(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 B

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/19062026

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## AWAITING FLOORPLAN





AWAITING EPC MEDIA



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