

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



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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/environmental-agency

Our Ref: JGA/19062026

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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 cubide with an electric shower over.

Lounge
3.68 x 3.54 m
12'0" x 11'7"

Breakfast Kitchen
2.24 x 3.63 m
7'3" x 11'10"

Utility Room
3.83 x 2.74 m
12'6" x 8'11"

Dining Room
3.95 x 2.85 m
12'11" x 9'4"

Hall

En suite

Bedroom
4.71 x 3.95 m
15'5" x 12'11"

Ground Floor

Bedroom
3.65 x 3.47 m
11'11" x 11'4"

Bathroom

Landing

Bedroom
3.66 x 2.84 m
12'0" x 9'3"

Bedroom
2.25 x 2.84 m
7'4" x 9'3"

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Approximate total area ^(b)	105.5 m ²	1136 ft ²
Reduced headroom	1.2 m ²	13 ft ²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 1.5 m/5 ft

Calculations reference the RICS IPM 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

OnTheMarket

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