

The Weavers

Denstone, Uttoxeter, ST14 5DP



Immaculately maintained bungalow in a sought-after village, featuring a stunning orangery extension and private garden. Originally three bedrooms, now with a useful home office. Boasting ample parking and a detached garage, ideally located between Uttoxeter and Ashbourne.

£365,000

John German 

With oil centrally heating and double-glazing throughout, the bungalow is beautifully appointed and very well presented. The porch is located on the side of the property with the entrance door leading into an L-shaped reception hall, which has oak effect flooring, and a large built-in linen cupboard with fitted shelving and hanging rail. Doors lead off to the main rooms.

The front sitting room has a projecting box bay sealed unit double-glazed window to the front and a window to the side, the double aspect fills the room with lots of lovely natural light.

The kitchen is fitted with a comprehensive range of base and eye level units with under unit lighting, tall shelved larder cupboard, ample work surfaces with inset single drainer 1.5 bowl sink unit with mixer tap, integrated electric oven, four burner hob with extractor hood over and ceramic tiled splashbacks, an integrated dishwasher, washing machine and fridge/freezer. There is a tiled floor and towel rail radiator.

The home office or dining room (former bedroom three) has a ceramic tiled floor, and two large fitted wardrobes with mirrored doors. A wide, square opening leads to the sun room or orangery, having a ceramic tiled floor, full width glazing to the rear incorporating double-opening French doors which lead to the rear garden. There is a sealed unit double-glazed lantern roof and further double-glazed side door, plus central heating radiators and inset ceiling spotlights.

There are two nicely proportioned bedrooms and a bathroom fitted with a contemporary three-piece suite in white, comprising panelled bath with over bath Triton electric shower and glazed shower screen door, pedestal wash-hand basin, and low flush WC. There is a ceramic tiled floor and part ceramic tiled walls with the remainder of the walls having waterproof shower boarding, an opaque glazed window to the side and towel rail radiator.

Outside, the property stands back from the road behind a mainly lawned front garden with very well stocked flower and shrub beds and borders flanking the tarmac drive, which provides ample car standing space and leads to the detached brick-built garage with an up and over door, pedestrian door to the side, electric, light and power. At the rear, the property has a pleasant, private enclosed garden, with stone flagged patio terrace and planted beds. There is a useful greenhouse and further side garden space with raised beds, given over to vegetable, soft fruit and flower production. A wide gravel path extends along the other side of the bungalow, upon which is situated a free-standing oil-fired boiler for domestic hot water and central heating.

Agents note: It is common for property Titles to contain Covenants; a copy of the Land Registry Title is available to view on request.

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 & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Oil

(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 D

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/01052026

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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