

Alton Road
Denstone, ST14 5DH

John German





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£289,995

Comprehensively modernised & refurbished traditional semi-detached home providing versatile & well-proportioned accommodation. Occupying a good-sized plot on the edge of the highly regarded village with stunning far-reaching views to the front over the surrounding countryside.

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Perfect whether looking to move either up or down the property ladder, internal inspection of this hugely impressive semi-detached home is essential to appreciate the extensive amount of work that has been carried out to this home to provide what is essentially a 'new home in an old shell'; including a full re-wire and completely new heating system, superior bathrooms and new kitchen. Thoughtfully remodelled and expanded accommodation immersed in natural light offering versatility to suit your own needs, including an excellent open plan living dining kitchen with bi-fold patio doors opening to the southerly facing rear garden, and potential to be utilised as a 4-bedroom residence if required. Further consideration is recommended to take in its exact position on the edge of the village, enjoying breathtaking views over the surrounding countryside towards the Weaver Hills and a pleasant southerly facing garden which benefits from a degree of privacy, with off-road parking and a detached garage. The village offers a wide 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, plus the nearby A50 dual carriageway road network linking the M1 and M6 motorways and plus the cities of Derby & Stoke-on Trent.

Accommodation - The central piece and real hub of the home is the hugely impressive open plan living/dining kitchen which extends to the full width of the property and is positioned at the rear overlooking the southerly facing garden, with bi-fold patio doors providing direct access to the pleasant patio and outside entertaining space. Dual aspect windows provide further natural light and there is a range of newly fitted shaker style base and eye level units with work surfaces, an inset sink unit set below the window overlooking the garden, a fitted electric hob with an extractor over and oven under, an integrated dishwasher and additional appliance space, a composite and part obscure double door opening to the side elevation, and a useful understairs cupboard. The inner hall has stairs rising to the first floor and light oak doors opening to all the ground floor accommodation. At the front of the home is the comfortably sized lounge with has a focal chimney breast with timber mantel and tiled hearth in the fireplace recess, plus wide bi-fold patio doors allowing the light to flood in. An arch leads to the separate sitting area which has dual aspect windows and offers the potential with the installation of either double doors or a partition wall to be used as a ground floor bedroom. Completing the spacious ground floor accommodation is newly fitted superior shower room, having a modern white suite with complementary splashbacks incorporating a double cubicle with a mixer shower over.

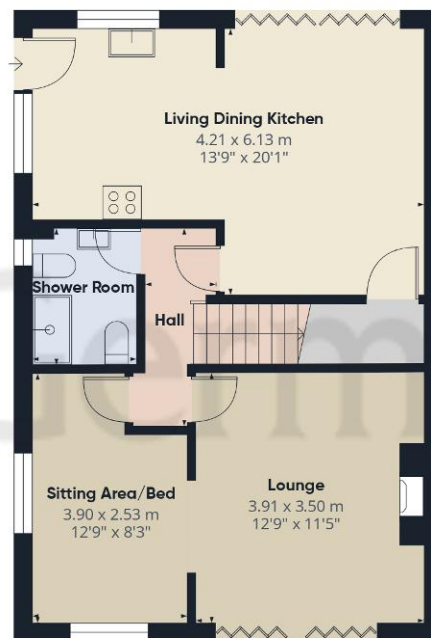
Upstairs the landing has a useful built-in storage/linen cupboard and light oak doors leading to the three bedrooms, the two at the front enjoying magnificent views over the surrounding countryside towards The Weaver Hills and the room to the rear also enjoying an open outlook. Completing the accommodation is superior family bathroom which has a four-piece suite incorporating a feature roll top bath and claw bath with a period style mixer tap and shower attachment and feature uplights behind, and a separate double shower cubicle with a mixer shower over, plus a side facing window.

Outside - To the rear the southerly facing garden has a paved patio providing a pleasant seating and entertaining area leading to the good-sized lawn laid to lawn which provides a blank canvas to landscape and make it your own, enclosed by a mixture of timber fencing and established hedges. To the front there is a gravelled hardstanding and a tarmac driveway which extends to the side of the property, providing off road parking leading to the detached garage.

Please Note: The current EPC was carried out before the comprehensive works.
W3W: dining.swimmer.outlawing
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:** Electric central heating
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: Not currently connected - 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







Ground Floor



Floor 1



Approximate total area⁽¹⁾

93.4 m²

1006 ft²

Reduced headroom

4.2 m²

45 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

GIRAFFE360



Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/08062026

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Agents' Notes

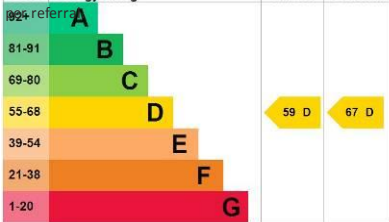
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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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John German

9a Market Place, Uttoxeter, Staffordshire, ST14 8HY

01889 567444

uttoxeter@johngerman.co.uk



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