College Road

Denstone, Uttoxeter, ST14 5HR

John German




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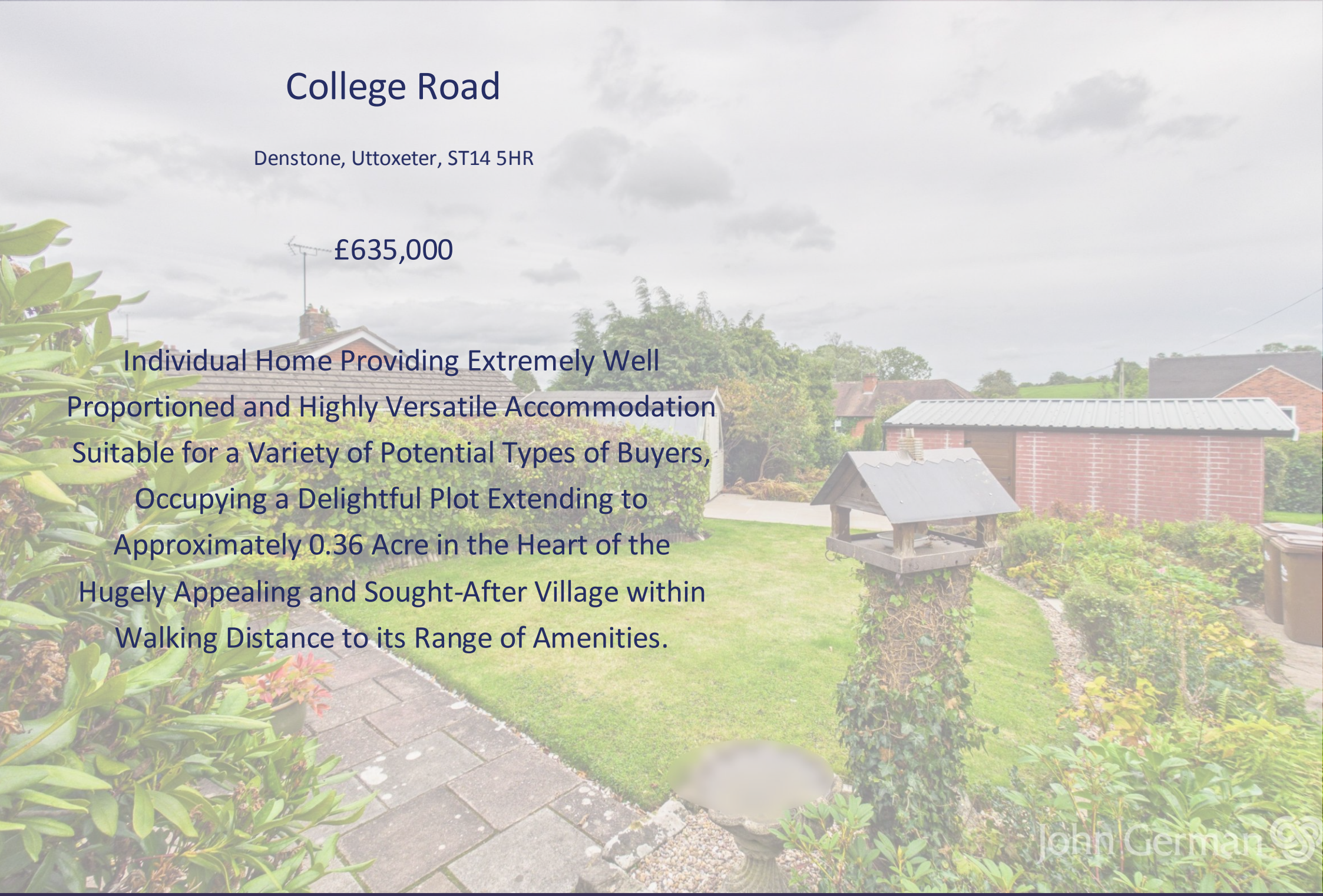
£635,000

Individual Home Providing Extremely Well Proportioned and Highly Versatile Accommodation Suitable for a Variety of Potential Types of Buyers, Occupying a Delightful Plot Extending to Approximately 0.36 Acre in the Heart of the Hugely Appealing and Sought-After Village within Walking Distance to its Range of Amenities.



Internal inspection of this extremely surprising home is imperative to appreciate the generously sized and hugely flexible accommodation which is set over two floors and ideal for many buyers including growing families, blended households, multi-generational families, and those who require space to both live and work from home. The versatile layout means the accommodation could be used a 5 bedroom/4 reception room residence, 6 bedroom/3 reception rooms, or even 4 bedrooms/5 reception room depending on your needs, benefitting from superior bath/shower rooms on both ground and first floors.

Occupying a delightful plot which measures approximately 0.36 acre in total providing a gardener's haven and ample space to relax or entertain, or kids to play. There is also ample off-road parking and a detached 1 ½ garage with an electric door.

Situated in the heart of the highly regarded and extremely desirable village within walking distance to its amenities which include 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, and a range of school including Denstone College and JCB Academy. The nearby A50 dual carriageway road network links the M1 and M6 motorways, plus the cities of Derby and Stoke-on Trent.

Accommodation: An enclosed porch provides space to take off your coats and boots, with an obscure glazed door and side panel opening to the hallway which has the same beautiful parquet floor as the porch, with a timber staircase rising to the first floor and quality light oak doors opening to the spacious and versatile ground floor accommodation.

The comfortably sized lounge has the same feature parquet floor and a wide bow window allowing the natural light to flood in, with the focal point of the room being the open fire with its lovely stone surround and heath.

There are two good sized bedrooms in this part of the home, both with wooden block flooring and the front facing room able to easily accommodate a double bed and furniture, with the second currently being used a study which benefits from a useful understairs cupboard. Serving these bedrooms is a fabulous refitted extended family bathroom, also making an ideal guest wc, having a superior white four-piece suite with complimentary tiling incorporating a close couple wc, a wash hand basin inset in a marble top with storage below, a panelled spa bath and a separate double shower cubicle with a mixer shower over.

The fitted kitchen provides for a dining table and chairs, having an extensive range of base and eye level units with fitted worktops and an inset sink unit set below the window overlooking the rear garden, a fitted electric hob with an extractor over, built-in double electric oven and space for a microwave, space for a fridge/freezer and a concealed Worcester central heating boiler. Its tiled floor flows in the L-Shaped inner hall which links the remaining ground floor accommodation and provides an excellent flow to the part of the home, with quality light oak doors leading to the downstairs wc, a useful walk-in pantry/larder, and the utility room which has a fitted worktop and an inset Belfast sink, space for white goods and a part glazed door to the rear garden.

The generously sized dining/family room provides space for both a dining suite and soft seating, with a front facing window allowing the light to flow in. Light oak part glazed double doors open to the real hub of the home, the hugely impressive garden/games room (depending on your requirements) which extends to the full depth of the home and benefits from triple aspect windows and French doors providing a light and airy space for daily living, with views over the garden and access outside, with a tiled floor and a hardwood staircase rising to a first floor landing with doors to two double bedrooms or work spaces depending your household's needs.

The staircase in the principal hallway leads to a landing which has built-in storage and a walk-in airing cupboard, and light oak doors to two further double bedrooms. The principal room extends to the full depth of the home with dual aspect window immersing the space in natural light, having fitted wardrobes and a workstation, making this room ideal for a studying teenager. The second room has benefits from fitted wardrobes to two sides and has a side facing window. Completing the accommodation is the superior family shower room, having a white suite with complementary tiled walls incorporating a corner cubicle with a mixer shower over, fitted storage and a skylight providing light.

Outside: The property sets in the centre of a delightful plot which extends to approximately 0.36 Acre in total, predominantly laid to lawn with well stocked beds and borders containing a large variety of shrubs and plants, established trees, and paved patio areas providing space to relax, entertain and dine. There is also a small pond and water feature, space for a potting shed and a driveway providing parking for several vehicles plus the detached garage which has an electric up & over door, power and a personnel door to the garden. Enclosed to all sides by well maintained established hedges and enjoying a degree of privacy.

W3W – gateway.masteful.activity
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 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 E
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA07092026
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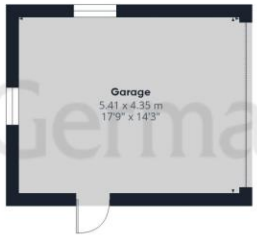
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

John German

Approximate total area(1)

269.5 m²

2902 ft²

Reduced headroom

12.6 m²

136 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









Agents' Notes

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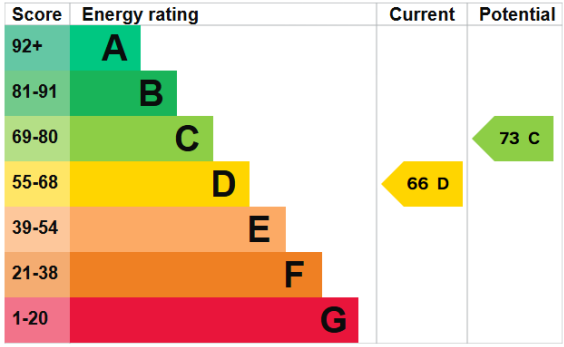
Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



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