



## Poplar View | Narrow Lane, Denstone, Uttoxeter, Staffordshire, Offers In Excess Of £425,000

- Well presented four bedroom detached property
- Two reception rooms
- Ohme smart EV charging point
- Situated in the ever popular and sought after village of Denstone
- 33.5ft integral garage
- New fascias and soffits around the property
- Nestled on a good sized plot
- A viewing comes highly recommended

# Poplar View | Narrow Lane, Uttoxeter ST14 5DR

A well presented four bedroom detached property situated in the ever popular and sought after village of Denstone. Nestled on a good sized plot with front and rear gardens the property boasts sizable accommodation throughout in addition to two reception rooms, 33.5ft integral garage, cloakroom and UPVC double glazing throughout. Poplar view is an ideal family home with potential in abundance.

Within comprises of a spacious entrance hallway with staircase to the first floor and useful cloakroom housing a WC. The impressive living room offers a bay window to the frontage creating a light and airy space with archway leading through to the dining room, this space is currently utilised a sitting room. The breakfast kitchen has units to the base and eye level, four ring electric hob, electric oven / grill, stainless steel sink, ample room for breakfast table with chairs and access into the integral garage.

Four well proportioned bedrooms are arranged over the first floor in addition to the family bathroom having a bath, low level WC and pedestal wash hand basin.

Externally the home is approached via a tarmacadam driveway providing ample off road parking for several vehicles in addition to an area laid to lawn. To the rear is mainly laid to lawn with a stone flagged patio, mature trees, plants and shrubs. The property has an Ohme smart EV charging point.

A viewing comes highly recommended to appreciate the size, location and potential on offer.



Council Tax Band: D



### **Entrance Hall**

UPVC double glazed door and window to the front elevation, staircase to the first floor, radiator. - Size : -

### **Cloakroom**

Low level WC. - Size : -

### **Living Room**

12'5" x 15'8"

UPVC double glazed bay window to the front elevation, radiator, arch way leading to: - Size : - 12' 5" x 15' 8" (3.78m x 4.78m)

### **Dining Room**

11'8" x 12'5"

UPVC double glazed window to the rear elevation, radiator. - Size : - 11' 8" x 12' 5" (3.56m x 3.78m)

### **Breakfast Kitchen**

12'4" x 10'8"

UPVC double glazed window to the rear elevation, radiator, units to the base and eye level, electric oven / grill, four ring electric hob, extractor fan, one and a half stainless steel sink with drainer, chrome mixer tap. - Size : - 12' 4" x 10' 8" (3.76m x 3.26m)

### **First Floor**

UPVC double glazed window to the rear elevation, loft access. - Size : -

### **Bedroom One**

13'2" x 9'9"

UPVC double glazed window to the front elevation, radiator. - Size : - 13' 2" x 9' 9" (4.01m x 2.97m)

### **Bedroom Two**

9'3" x 12'0"

UPVC double glazed window to the front elevation, radiator. - Size : - 9' 3" x 12' 0" (2.82m x 3.65m)

### **Bedroom Three**

11'11" x 9'8"

UPVC double glazed window to the rear elevation, radiator. - Size : - 11' 11" x 9' 8" (3.62m x 2.95m)

### **Bedroom Four**

6'7" x 12'0"

UPVC double glazed window to the rear elevation, radiator. - Size : - 6' 7" x 12' 0" (2.01m x 3.65m)

### **Bathroom**

UPVC double glazed window to the side elevation, bath, low level WC, pedestal wash hand basin. - Size : -

### **Integral Garage**

33'5" x 8'7"

Up and over door to the front elevation, door and window to the rear elevation, light and power connected, Worcester floor mounted boiler. - Size : - 33' 5" x 8' 7" (10.18m x 2.61m)

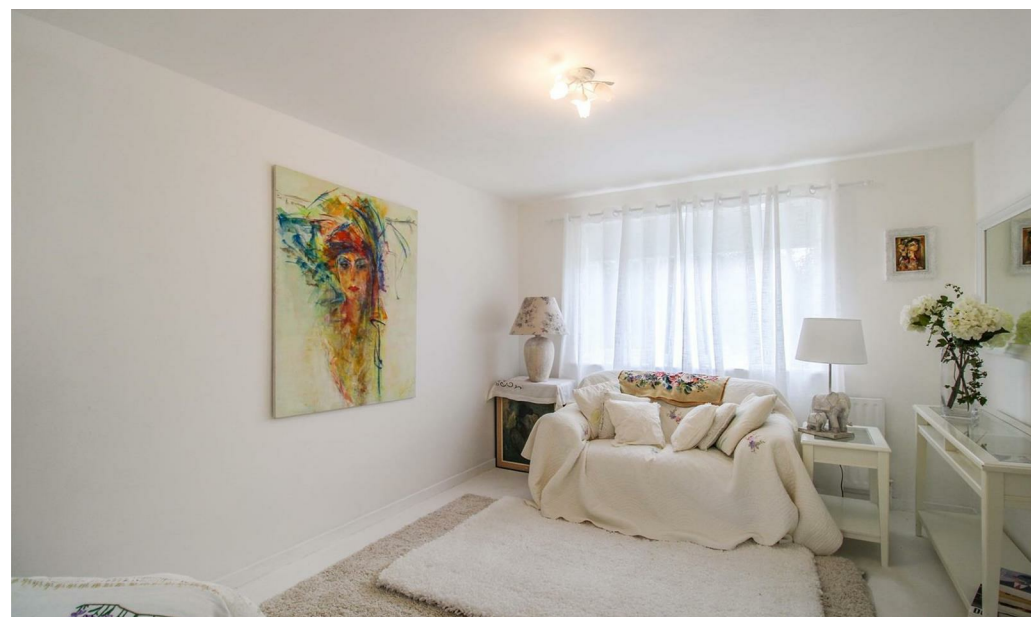
## Externally

To the front, tarmac driveway, area laid to lawn, mature plants and shrubs, new fascias and soffits around the property.

To the rear, area laid to lawn, stone flagged patio, fenced boundaries, mature trees, plants and shrubs. The foundation floor at the back of the garden with the electricity main. Electric car charging point. - Size : -

## AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

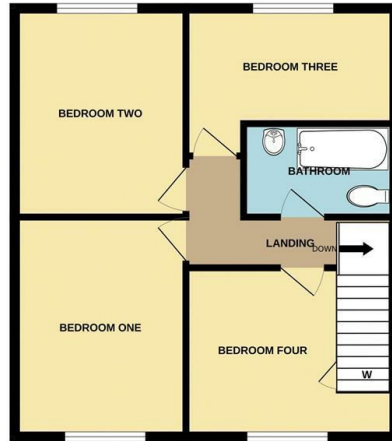




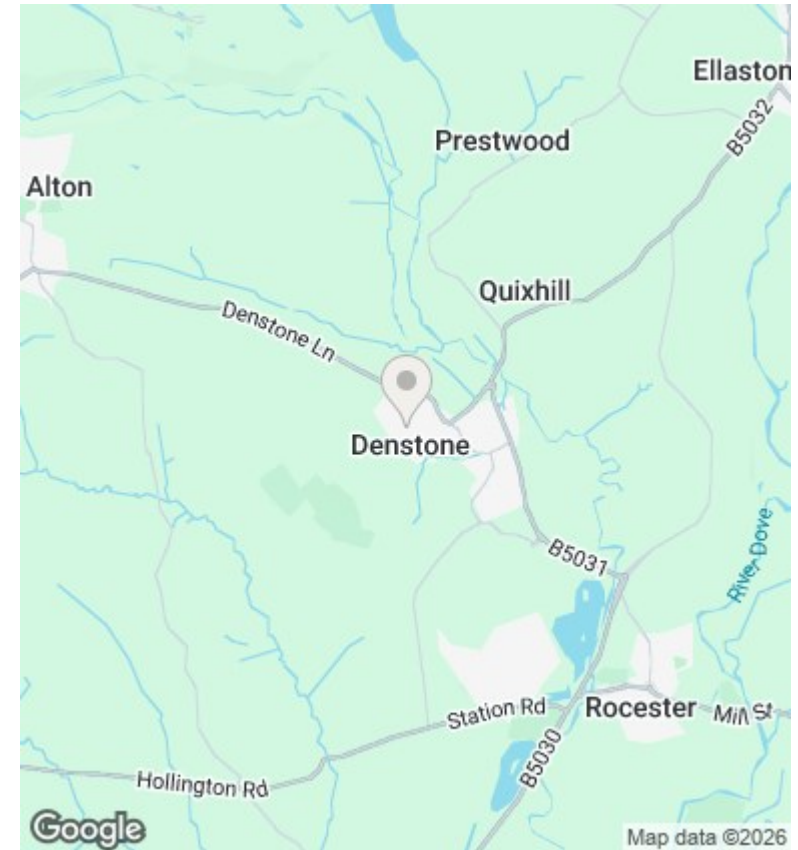
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Directions

## Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

## Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	