College Road

Denstone, Uttoxeter, ST14 5HR

John German




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£615,000

Extremely attractive individually designed & built family sized home with well presented & appointed accommodation, occupying a pleasant plot adjacent to fields on the very edge of the highly regarded & sought-after village within walking distance to its range of amenities.

Viewing and consideration of the fabulous home is highly recommended, whether looking to move up or down the property ladder, to appreciate the room dimensions and layout which provides an excellent balance between the versatile ground floor and spacious bedrooms, briefly comprising three separate reception rooms and impressive kitchen, and the four double bedrooms with two bath/shower rooms. Appointed to a superior standard throughout and occupying a lovely, slightly elevated plot which enjoys a degree of privacy with fields to the side, with a raised terrace ideal for your evening G & T enjoying a fabulous view.

Situated on the edge of the well-respected and highly popular village within walking distance to its 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, and a range of school including Denstone College, Abbotsholme School 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.

A tiled canopy porch with a composite and part obscure double-glazed door and a side light opens to the welcoming reception hall, with stairs raising to the first floor having a useful understairs cupboard, and doors leading to the spacious ground floor accommodation and the fitted guest cloakroom/WC. The generously sized lounge provides ample space to arrange your furniture as you wish, with a focal log burner with a slate surround and hearth and two front facing windows. Glazed double doors and side panels allow the natural light to flow into the separate dining room, with wide uPVC double glazed French doors providing direct access to the rear garden. The hugely impressive fitted kitchen has an extensive range of contrasting soft close units with lovely Quartz worktops and breakfast bar, an inset ceramic sink unit set below one of the two rear facing windows, a fitted induction hob with a feature splashback and extractor over, built-in double oven and integrated microwave, plus an integrated dishwasher, space for an American style fridge/freezer and plumbing for a washing machine beside the additional inset sink unit set below the second window. The natural light and the artificial light from the kickboard lights reflects off the tiled floor, and a uPVC part double glazed doors opens to the side. Completing the ground floor accommodation is the third reception room, making an ideal study or snug, having a side facing window.

To the first floor, the landing has access to the loft via a fitted pull-down ladder and a built-in airing cupboard. Doors open to the four large bedrooms which are all able to easily accommodate a double bed and furniture, with the front facing master having a bank of wardrobes to one side and the benefit of a fitted ensuite shower room, fitted with a white suite incorporating a cubicle with mixer shower over and complementary tiling. The feature second bedroom is also front facing, having fitted wardrobes and a focal entertainment unit with an inset living flame effect electric fire. Finally, there is the luxury family bathroom which has a white modern suite incorporating his and hers wash hand basins with illuminated mirrors over, a freestanding bath with a mixer tap and shower attachment over, and a double cubicle with a mixer shower over, all with complimentary wall tiling and a rear facing window.

Outside, to the rear, a wide block paved patio provides a lovely seating and entertaining area with natural stone paved steps and a retaining wall leading to the garden which is predominantly laid to lawn with well stocked borders, plus a path that leads to a further seating area also ideal for al fresco dining. To the side of the property, steps lead to an elevated decked area ideal for an evening G&T or your favourite tipple.

What3words: ///quaking.jaws.daytime
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 & double garage
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 F
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/22052026

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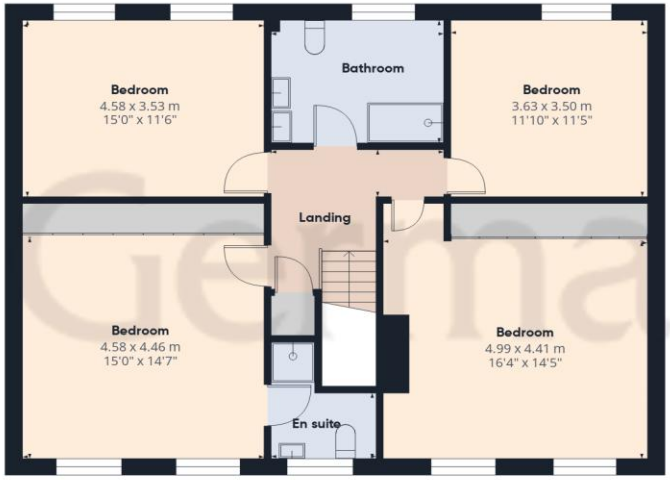

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FREDDIE
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Ground Floor





Floor 1

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Approximate total area(1)

206.2 m²

2221 ft²

(1) Excluding balconies and terraces

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

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Agents' Notes

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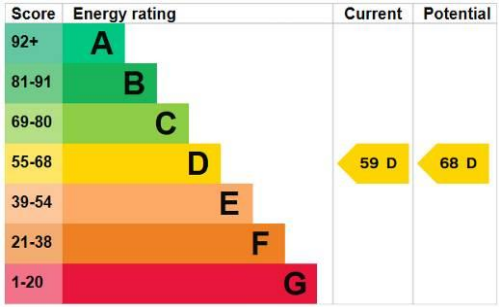
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