

The Weavers

Denstone, Uttoxeter, ST14 5DP

John German





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Guide Price £450,000

Having undergone extensive refurbishment and renovation, this extended three bedroom bungalow is offered to market with no upward chain, benefiting from a cul de sac position in the sought after village of Denstone.



Offering a fantastic amount of space and enjoying a superb sul de sac position, viewing of this beautifully presented bungalow is advised to appreciate both the amount and standard of work that has been carried out to transform the property into a modern and stylish family home. Occupying a delightful plot and position in this quiet cul-de-sac towards the outskirts of the highly desirable village of Denstone, amenities are still within easy reach including the bowling green and tennis courts, The Tavern public house, village hall, First School and the Award-Winning Denstone Farm Shop. There is also access to numerous picturesque village walks through and out of the village. The towns of Uttoxeter and Ashbourne are both within easy commutable distance as is the A50 dual carriageway linking the M1 and M6 motorways.

The property itself is set back from the road with a generous tarmac and gravel frontage providing plentiful parking, with adjacent front lawn. The side entrance door opens into the hallway, which runs through with doors off to the various rooms.

To the front aspect are two of the three bedrooms, both being generously sized doubles with double glazed windows to the front aspect. The master bedroom has the added benefit of its own en suite wet room, comprising a stunning walk in soaker shower, low level WC, hand wash basin and chrome heated towel radiator. The third bedroom offer potential for use as a good sized single, or alternatively as an office/study – providing an ideal space for home working.

Opposite, the main bathroom has also been refitted to a high standard, with tiled walls and a white suite hosting a panelled bath with shower over, low level dual flush WC and hand wash basin.

At the end of the hallway, glazed double doors open into what is undoubtedly the heart of this impressive home. Having been extended to the rear, a superb open plan living kitchen has been created, with a multitude of spotlights to the ceiling, skylights, as well as bi-folding doors opening out to the rear, allowing natural light to flood the room.

The smart two-tone kitchen comprises wall and base units with work surface over, an island providing a breakfast bar with appliances including a double oven, hob and overhead extractor. There is an inset sink and drainer unit and integrated dishwasher with further space for a large American style fridge/freezer. Providing an attractive focal point to the home, a characterful log burner is an excellent addition, situated in the corner of the room, with brick surround and granite hearth.

Off the kitchen, the utility provides further cupboard space as well as an additional stainless steel sink and drainer unit, with side access door opening out.

The rear garden has been extensively landscaped, with the bi-folding doors opening out to the patio and the remainder laid predominantly to lawn. Towards the rear boundary, a purpose-built garden room, which will provide potential for multiple uses, including a dedicated home office or play room.

The roof of the property has been fitted with solar panels, which are owned outright. It is understood the benefit of these will be transferred to the new owner of the property.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: LPG central heating. Mains water, drainage, electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

Our Ref: JGA/22022022

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band D







Approximate total area⁽¹⁾
1164.09 ft²
108.15 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

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Referral Fees

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

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