

College Road

Denstone, Uttoxeter, ST14 5HR

John 
German





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£595,000

Extremely attractive, traditional cottage with extended family sized accommodation, appointed to a high standard throughout. Occupying a lovely, slightly elevated position in the highly desirable village of Denstone.

Viewing is strongly recommended to appreciate the plot, position and layout of extended accommodation, particularly the living dining kitchen. Together with the quality finishes throughout, to include its joinery, kitchen, bathrooms and windows. This lovely cottage is set in the heart of the highly sought after and picturesque village.

The village provides a lovely range of amenities including the Tavern Public House & Restaurant, the Award-Winning Denstone Farm shop, first school, village hall, Bowling green, and tennis courts. The world headquarters of JCB and its lakes are only a short walk away, plus further walks through the beautiful, surrounding countryside towards Alton and Oakmoor. The towns of Uttoxeter and Ashbourne are both only a short commute away, as is the A50 dual carriageway which links the M1 and M6 motorways.

Accommodation

A delightful, traditional oak framed and quarry tiled porch has a part-glazed entrance door opening to the hall.

The hugely impressive open plan living dining kitchen has a lovely, tiled flooring, an extensive range of base and eye level units, central island, fitted granite worksurfaces and inset sink unit set below the front facing window. There is space for a range stove, together with an integrated dishwasher and fridge freezer. Natural light is invited from the rear facing window.

Stairs rise to the first-floor landing and double doors lead to the delightful garden room which provides a snug seating area with skylight, French doors leading out, and a focal log burner.

An inner lobby leads to the comfy sitting room which has a focal fireplace and cast log burner, plus a front facing window.

The utility room has fitted units with worktops and inset sink unit, space for appliances, a free-standing oil-fired central heating boiler, plus dual-aspect windows and a door to the outside.

To the first floor, the landing has a skylight and quality doors leading to the four good sized bedrooms, three of which can easily accommodate a double bed.

The master bedroom benefits from fitted wardrobes and a fitted en-suite shower room.

The superior fitted family bathroom is fitted with a white suite with complementary tiled walls and built-in storage.

Outside to the rear is a pleasant stone paved patio providing a lovely entertaining area enjoying a degree of privacy with gated access to both the front, and further garden area incorporating a blue slate shale bed and lawn which extends across the side and front elevations. Additionally, there is a timber-built logstore.

To the front is an additional, paved seating area enjoying a lovely outlook with a dry-stone retaining wall. Vehicular access across the neighbouring property leads to the garage and driveway which provides off-road parking.

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

Services: Mains water, drainage, electricity and oil-fired central heating 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/planning/applications-and-decisions/applications-and-appeals

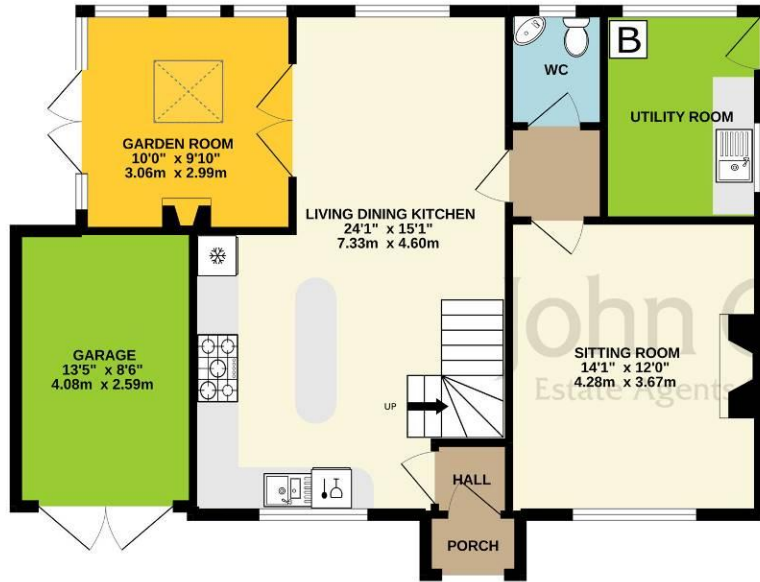
Our Ref: JGA/19082022

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

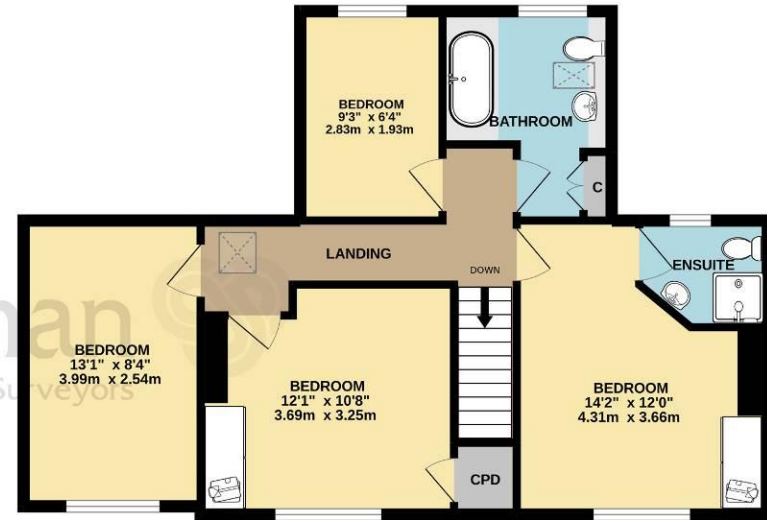




GROUND FLOOR



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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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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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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