

Hawthorn Close

Denstone, Uttoxeter, ST14 5HB

John 
German





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£310,000

A beautifully presented family home occupying a spacious plot in a quiet cul-de-sac position within the desirable village of Denstone.



Sitting proudly at the end of this quiet cul-de-sac is this superbly appointed, semi-detached family home situated within the ever-popular village of Denstone. The village is home to the award-winning Denstone Farm Shop, The Tavern Pub & Restaurant, bowling green, tennis court, and active village hall. Nearby is the renowned JCB World Headquarters and beautiful lakes.

The towns of Ashbourne and Uttoxeter are both within easy commutable distances. For local schooling, this property falls within the catchment area for All Saints C E Academy, situated off Oak Road in Denstone. For secondary education, it is the Thomas Alleyne's High School in the nearby market town of Uttoxeter.

The property comprises of a uPVC entrance door opening into the carpeted hallway with stairs rising to the first-floor landing with clever under stairs storage, and oak internal doors leading off.

The living room has a window to the front aspect, carpeted flooring, ceiling light point and a chimney breast with hearth.

The heart of the home is the impressive, open plan living/dining/kitchen, a great space for entertaining family and friends, and modern day living.

The kitchen is fitted with a range of matching wall and base units, plus breakfast bar area with wooden-effect worksurfaces over, tiled splashbacks, inset sink with drainer and mixer tap over. Integrated appliances include fridge freezer, dishwasher, and cooker, plus hob with extractor over. Beautiful tiled flooring runs throughout, together with spot lighting.

To the living space, is a window to the side aspect, a beautiful vaulted ceiling with two skylights, and a set of French doors leading out onto the rear garden.

Completing the ground floor accommodation is the utility and shower room which can be accessed via either the kitchen or a rear door.

There is space and plumbing for a washing machine and tumble dryer, as well as an American style fridge freezer.

The shower room comprises of a fully tiled shower cubicle with mains shower, low level WC, wash hand basin and a heated towel rail.

Upstairs are three bedrooms and a family bathroom, two of which are spacious doubles and one generous single room. In addition, the master bedroom benefits from having recently installed, bespoke fitted wardrobes, along with carpeted flooring and a window to the rear aspect.

The family bathroom comprises of feature half-panelled walls, free-standing rolltop bath with shower attachment, low level WC, wash hand basin, ceiling light point and an obscured double-glazed window to the rear aspect.

Outside to the front of the property there is a concrete imprint driveway providing parking for up to three vehicles.

To the side is a shared tarmac driveway leading to the detached garage having an up and over door and side door to the rear garden.

A gate leads to the generously sized rear garden, having three lawed areas, a stone area, garden shed and various patio seating.

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

Services: Mains water, drainage, electricity and gas 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

Our Ref: JGA/30112022 **Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band B

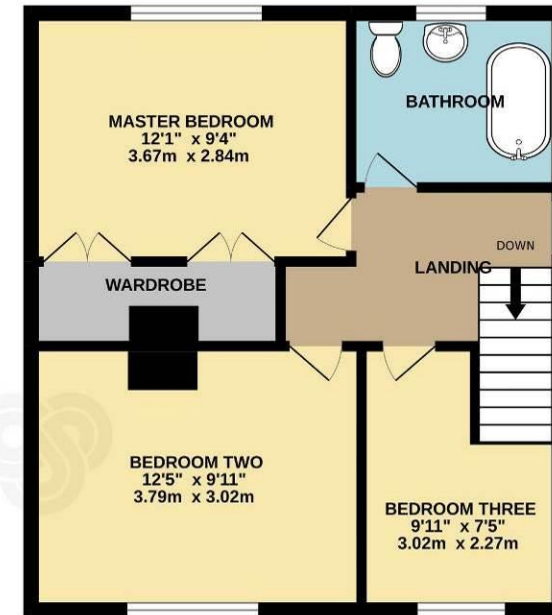




GROUND FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	47 E	
21-38	F		
1-20	G		

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