

College Road

Denstone, Uttoxeter, ST14 5HR

John
German





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Offers over £500,000

Extremely attractive, individually designed and built home providing deceptively spacious family sized accommodation appointed to a superior standard. Occupying a delightful plot and position within the highly sought-after village.



Situated in the heart of the highly desirable village of Denstone, overlooking the bowling green, tennis courts and War Memorial, consideration and internal inspection of this splendid home is strongly recommended to appreciate its size, layout, standard and lovely gardens. The village amenities are all within easy walking distance including the Tavern Public House, First School and the award-winning Denstone Farm Shop. Also on the doorstep are several walks through the beautiful surrounding countryside towards Oakamoor and Dimmingsdale. The towns of Uttoxeter and Ashbourne are both within easy commutable distance, where a wider range of facilities can be found, as are the World Head Quarters of JCB and the A50 dual-carriageway, which links the M1 and M6 motorways, plus the cities of Derby and Stoke-on-Trent.

A large canopy porch provides a lovely seating area for those sunny days, with a composite entrance door and matching double glazed side lights opening into the welcoming hall which has oak staircase rising to the first floor and Amtico flooring that flows through the majority of the spacious ground floor accommodation. The well-proportioned lounge has dual-aspect windows including a deep bay to the front providing natural light, plus a focal Clearview Pioneer log burner set on a tiled hearth with timber mantle.

A wide arch leads to the separate dining area which has a deep bay window providing a pleasant seating area overlooking the rear garden and a door to the hugely impressive breakfast kitchen which has an extensive range of base and eye level units with a matching island and an inset sink unit set below a front facing window enjoying a pleasant outlook over the village. Appliances include an induction hob with splashback and extractor over, built-in electric oven, a combination microwave/oven, integrated dishwasher, fridge, and additional fridge-freezer. There is a further side facing window and doors return to the hall and give access to the rear lobby which has a door opening to the side patio and access to the utility room which has a range of units with work surfaces, a sink unit and a free standing oil-fired central heating boiler. Completing the ground floor accommodation is the fitted shower room with a white three-piece suite with complimentary part-tiled walls.

To the first floor, the lovely landing has a useful study area with a skylight to the front elevation. Doors lead off to the four bedrooms which are all able to accommodate a double bed and enjoy pleasant outlooks, especially those positioned to the front. The second bedroom benefits from fitted wardrobes to one side. Finally, there is the superior bathroom which has a white four piece suite incorporating a deep stand-alone bath and a good sized corner shower cubicle with complimentary tiled walls, towel rail and built-in airing cupboard.

Outside to the rear is a large wide Indian stone paved patio which provides several seating areas taking advantage of the sun throughout the day and enjoys a degree of privacy. A dwarf wall and steps lead to the lawn with well-stocked borders containing a variety of shrubs and plants, plus a useful timber summer house which has power and could easily be used as a home office if required (3.81m x 3.81m).

To the front is a good sized garden also laid to lawn with borders and saplings. A superb block-paved driveway provides off-road parking for numerous vehicles and leads to the detached double garage with wide electric door, power, light, and a pedestrian door to the rear.

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

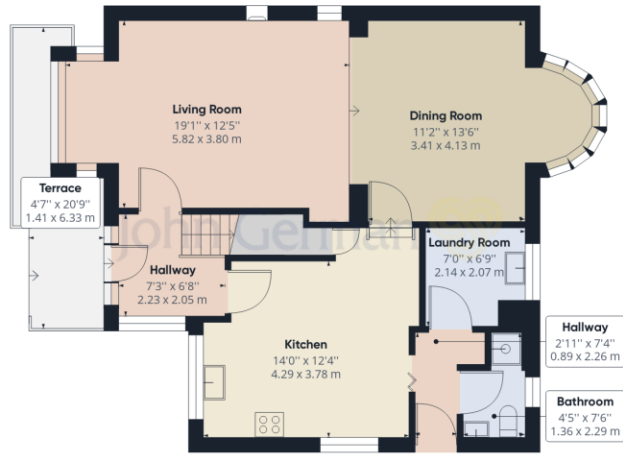
Services: Oil central heating. Mains water, drainage and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

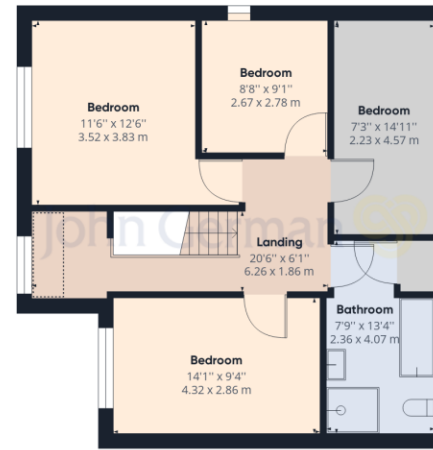
Our Ref: JGA/17042023 **Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band F







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1786.62 ft²


165.98 m²

Reduced headroom

13.70 ft²

1.27 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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	67 D	
39-54	E		
21-38	F		
1-20	G		



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