

# College Road

Denstone, Uttoxeter, ST14 5HR

John German









# College Road

Denstone, Uttoxeter, ST14 5HS

£375,000

Individually designed and built brand new home appointed to an extremely high specification and finish, backing onto fields that is situated in this well regarded and sought after village.



Whether looking to move up or down the property ladder, or simply looking to move into this highly desirable and sought after village, viewing and consideration of this individually designed and built home is strongly recommended to appreciate the combination of its external cottage style looks with its high specification and contemporary interior, plus its exact position and plot that backs onto open fields.

Built by local developer Hewitt Developments, the excellent specification includes an air sourced central heating system with underfloor heating to the ground floor, hugely impressive open plan living dining kitchen to the rear with appliances and wide bi-fold doors opening to the south facing garden, quality joinery, superior bathrooms and wiring for a car charging point. The home provides further potential for the loft space to be used/converted into additional accommodation such as a study or bedroom (subject to obtaining the necessary consents). The property also comes with the benefit of a 10 year ICW structural warranty.

Situated in this highly popular village and within walking distance to its range of amenities including the first school, the award winning Denstone Farm Shop, The Tavern public house and restaurant, active village hall, tennis courts and bowling green and the church. Numerous walks through the lovely surrounding countryside are also on the doorstep including walks towards Alton and Dimmingsdale plus the lakes found in front of the world headquarters of JCB. The towns of Uttoxeter and Ashbourne are both within easy commutable distance as is the A50 dual carriageway which links the M1 and M6 motorways.

**Accommodation** - A traditional tiled oak canopy porch with a composite part obscure double glazed entrance door opening to the lovely hall providing a welcoming introduction to the home and an indication of the standard throughout. It has the luxury of underfloor heating that continues throughout the whole of the ground floor and light oak doors opening to the ground floor accommodation including the fitted guest cloakroom/WC having a white two piece suite.

The real hub of this home is the hugely impressive open plan living dining kitchen which extends to the full width of the property having wide bi-fold doors to the garden providing both a fabulous view over the fields and an abundance of light. There is a range of base and eye level units, solid oak worktops, an inset sink unit set below a rear facing window, fitted induction hob with an extractor over, built in double oven plus an integrated dishwasher and fridge freezer. Additionally there is an extremely useful built in laundry cupboard having further storage, power and plumbing for a washing machine.

To the front is a well proportioned lounge, an ideal family area when the sun has gone down.

The pleasant first floor landing has a fitted pull down ladder leading to the good sized loft space having power, light and attic trusses meaning this space could be utilised as further accommodation with potential for the installation of skylights (subject to the necessary consents).

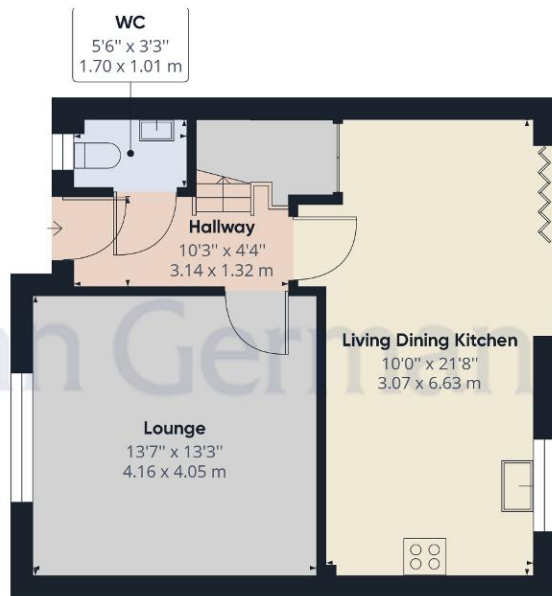
Light oak doors lead to the three good sized bedrooms, two of which can easily accommodate a double bed and furniture. The front facing master has the benefit of a superior en suite shower room having a modern white three piece suite.

The two rooms to the rear enjoy fabulous views over the surrounding countryside. Completing the accommodation is the family bathroom that has a modern white three piece suite incorporating a panelled bath with a mixer shower plus feature tiled splash backs.

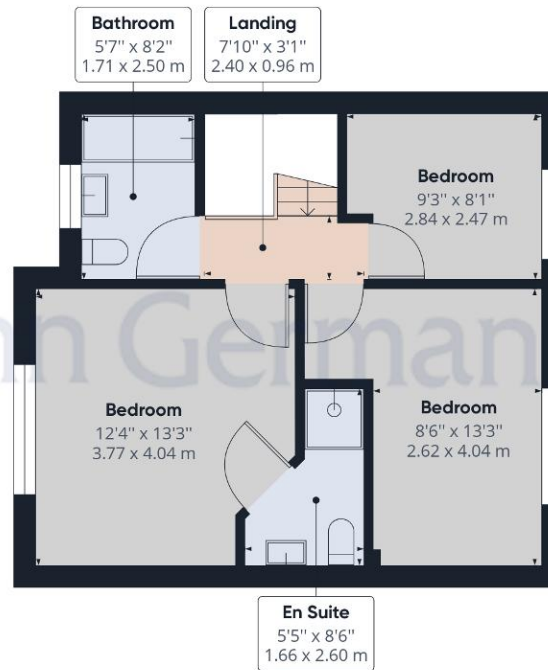
**Outside** - To the rear a wide natural stone patio provides a lovely entertaining area enjoying a good degree of privacy and lovely views over fields. Beyond is a garden that is predominantly laid to lawn, enclosed to three sides by panelled fencing and a picket fence at the bottom of garden. Access leads to the front where lies a block paved driveway providing parking for several vehicles with borders and potential to install a fence and gates if required.







Ground Floor



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

1514.26 ft<sup>2</sup>

140.68 m<sup>2</sup>

**Reduced headroom**

352.97 ft<sup>2</sup>

32.79 m<sup>2</sup>

(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.

GIRAFFE360





**what3words:** existence.wording.yelled

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

**Services:** The property has an air sourced central heating system. Mains water, drainage and electricity. Purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JG A/12092023

**Local Authority/ Tax Band:** East Staffordshire Borough Council / Tax Band TBC

### 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		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**John German**

9a Market Place, Uttoxeter, Staffordshire, ST14 8HY

01889 567444

uttoxeter@johnngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

**JohnGerman.co.uk** Sales and Lettings Agent



