

Lady Meadow Lane

Denstone, Uttoxeter, ST14 5FZ

John 
German






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£575,000

A two-story brick farmhouse with a dark grey roof and two chimneys. The front features a large conservatory with a gabled roof and a central door. To the left, there is a paved patio area with a table and chairs. The house is surrounded by a well-maintained lawn and a tall hedge on the right side. The sky is clear and blue.

Extremely handsome, modern double fronted detached farmhouse style residence, providing generously proportioned and high specification family sized accommodation, situated on the edge of the hugely popular village.

Internal inspection and consideration of this magnificent farmhouse style family residence, built in 2021, is strongly recommended to appreciate its room dimensions and layout, superior specification, presentation and its exact position.

Situated on an exclusive small courtyard setting, on the edge of the well regarded and highly desirable village within walking distance to its amenities, which include the first school, the Tavern public house, the award winning Denstone Farm Shop, tennis courts and bowling green, active village hall and the village church. Several walks through the surrounding countryside are also on the doorstep, plus the lakes found at the front of the world headquarters of JCB. The towns of Uttoxeter and Ashbourne are both within easy commutable distance, as is the A50 linking the M1 and M6 motorways, plus the cities of Derby and Stoke on Trent.

Accommodation:

A composite part double glazed door opens to the useful and well-equipped utility room, which has fitted units to one side with an inset sink unit, integrated washing machine and dual aspect sash style windows. Light oak doors open to the ground floor generously proportioned accommodation and the fitted guest cloakroom/WC having a modern two-piece suite.

The hugely impressive open plan living dining kitchen provides the real hub of the home, extending to the full depth of the property having bi-fold patio doors adjacent to the dining and sitting area plus dual aspect sash style windows providing an additional natural light. The well equipped kitchen area has an extensive range of base and eye level units, and an island with quality worktops and inset sink, induction hob with an extractor over, two built in electric ovens plus an integrated dishwasher and fridge freezer.

The equally impressive lounge also extends to the full depth of the home, having dual aspect sash windows and stairs rising to the first floor with an understairs cupboard.

Completing the ground floor accommodation is the adaptable garden room, easily used as a study if desired, having a vaulted ceiling with recess lights, windows overlooking the garden and a composite door to the outside.

To the first floor the central landing has a fitted pull down ladder giving access to the useful and spacious loft area, which has been fully insulated and the ceiling plasterboarded, with two radiators, electrical points and down lights, providing a huge amount of storage and potential to be converted into further bedrooms or living space if desired. Doors lead to the four good sized bedrooms, all able to easily accommodate a double bed and all enjoying a pleasant outlook.

The master and second bedroom both benefit from superior en-suite shower rooms, each having quality white contemporary suites incorporating a double shower cubicle. Completing the accommodation is a superior fully tiled family bathroom having a contemporary white three piece suite incorporating a panelled bath with a mixer shower with glazed screen above.

Outside:

To the rear a natural stone paved patio provides a lovely seating or entertaining area enjoying a good degree of privacy, leading to the garden which is mainly laid to lawn with well stocked borders, enclosed by timber rail fencing and an established hedge which wraps around the side elevation where there is a further lawn with well stocked borders and a pedestrian timber five bar gate giving access to the courtyard.

To the rear there is a further natural stone paved patio providing an additional entertaining area enclosed by timber fencing.

Shared vehicular access leads to a wide block paved driveway providing off road parking for three cars, leading to the tandem garage with space for an additional car, which has an electrically operated roller door, power points, light and a rear facing window.

The property benefits from an air sourced heating system.

What3Words: Sunroof.Directive.Desks

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

Services: 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

Our Ref: JGA27102023

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





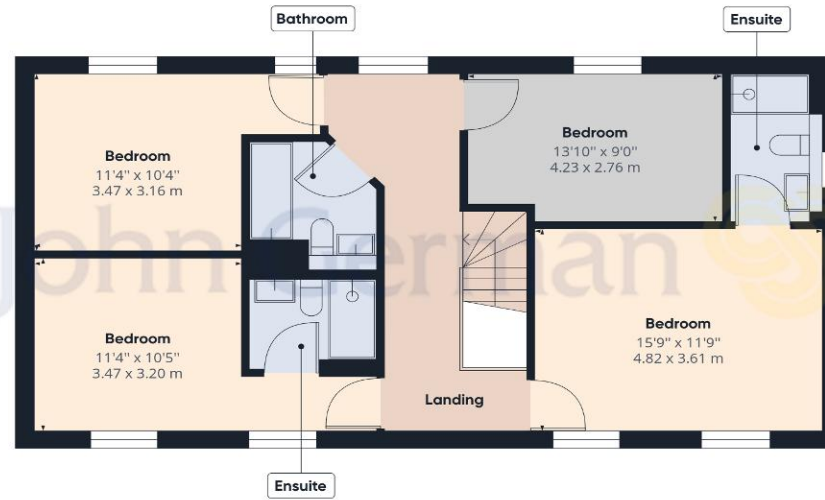








Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

2402.92 ft²

223.24 m²

Reduced headroom

113.52 ft²

10.55 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		106 A
81-91	B	89 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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