

# Oak Road

Denstone, Uttoxeter, ST14 5HT

John   
German





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Offers Over £340,000

Extremely well maintained modern style detached dormer bungalow providing generously sized and versatile accommodation. Occupying a delightful position backing onto fields in the highly sought after village.

For sale with no upward chain involved, viewing and consideration of this versatile detached home is strongly recommended whether you are looking to move up or down the property ladder. Providing well proportioned and well planned ground floor accommodation highly suitable for anyone looking for a bungalow, the property occupies a lovely plot enjoying a good degree of privacy and views over fields to the rear.

Situated in the well regarded and sought after village within walking distance to its range of amenities including the award winning farm shop, the Tavern public house and restaurant, first school, active village hall, tennis courts, bowling green and the church. Several walks through the surrounding countryside are also on the doorstep, plus the lakes found to the front of the world head quarters of JCB.

A uPVC part obscured double glazed entrance door and side panels, opens to the hall where stairs rise to the first floor and doors lead to the spacious ground floor accommodation. The good sized lounge has dual aspect windows providing natural light including uPVC double glazed tilt and slide patio doors opening to the brick base and uPVC double glazed constructed conservatory providing further living space with power points and a radiator, enjoying views over the garden and fields beyond, plus French doors giving direct access to the patio.

To the front is the fitted kitchen which provides space for a breakfast table and has a range of base and eye level units with work surfaces and inset sink unit set below the wide bow window, fitted electric hob with an extractor over, oven under, integrated dishwasher and space for a fridge freezer. A door leads to the useful side porch which provides access to both the front and rear elevations having a tiled floor and a utility area which has plumbing for a washing machine and a further appliance.

To the left of the hall are the two double bedrooms. The rear facing master has a range of fitted furniture and lovely views over the garden. Completing the ground floor space is the fitted shower/wet room which has a modern white suite with complimentary splashbacks and half tiled walls, plus fitted storage.

To the first floor, the landing has doors leading to the third double bedroom which has a side facing window and access to storage space in the eaves. On the opposite side is the useful dressing room/study which has a rear facing skylight providing natural light and far reaching views, plus a door to the impressive, refitted bathroom which has a white three piece suite incorporating a standalone roll top bath with a shower attachment over, feature half tiled walls and a contemporary vertical radiator.

To the rear, a block paved patio provides a lovely entertaining area enjoying a good degree of privacy, leading to the good sized garden which is predominantly laid to lawn with well stocked beds and borders containing a variety of shrubs and plants and a beautiful monkey puzzle tree, space for several sheds and greenhouse, and backing onto fields with gated access to the front. To the front is an equally lovely garden laid mainly to lawn with well stocked borders and gravelled beds. A tarmac driveway provides off road parking leading to the attached garage which has a roller door and power points, plus a store shed behind.

What3words: instructs.scoots.variesly

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

**Services:** Oil fired central heating system. 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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/13112023

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

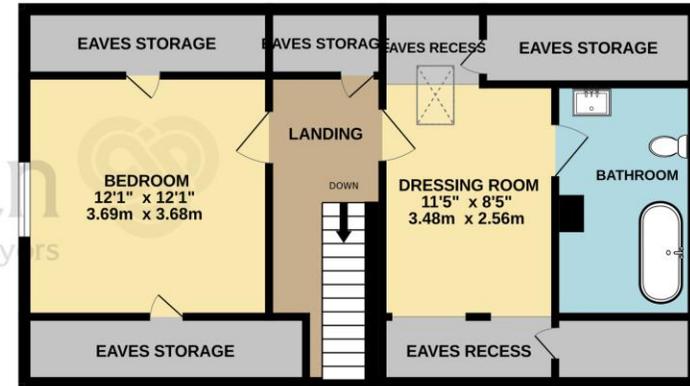




GROUND FLOOR



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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### 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E		
21-38	F	31 F	
1-20	G		



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