

The Westlands

Denstone, Uttoxeter, ST14 5HS

John 
German





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£249,950

Beautifully presented and much improved traditional three bedroom semi detached home occupying a good-sized plot backing onto fields, located within this highly desirable village and being walking distance of amenities.



Enjoying a fabulous position within the highly desirable picturesque village of Denstone, viewing and consideration of this fabulous home is strongly recommended whether you are looking for your first property, stepping up the property ladder or a downsize. The wonderful good-sized plot backs onto fields to the rear and provides potential for extension, subject to obtaining the necessary planning permission and consents.

Enhanced and tastefully presented by the current owners and within walking distance to the village amenities which include a First School, village hall, tennis courts, bowling green, public house and the Award Winning Denstone Farm Shop. Also on the doorstep are some beautiful walks through the surrounding countryside. The towns of Uttoxeter and Ashbourne are both within easy commutable distance as is the A50 dual carriageway linking the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

Accommodation

A uPVC part obscure double glazed door leads to the welcoming hall that has a lovely tiled floor and stairs rising to the first floor plus a door leading to the ground floor accommodation.

The generously proportioned lounge has a focal chimney breast with a cast log burner set on a marble hearth plus a wide front facing window.

At the rear of the property is the lovely fitted dining kitchen which extends to the full width of the property having a range of base and eye level units with granite work surfaces and inset Belfast style sink set below a window which overlooks the garden and adjoining fields, fitted electric hob with extractor over and built-in double electric oven, dishwasher and additional appliance space. Further natural light is provided by the two side facing windows and the wide French doors which open to the rear patio enjoying a wonderful outlook.

To the first floor the landing leads to the three bedrooms, two of which can accommodate a double bed, and the fitted family bathroom which has a white three-piece suite with an electric shower and folding glazed screen above the panelled bath, and tiled splash backs.

Outside

To the rear a paved patio enjoys a good degree of privacy and views over the adjoining fields leading to the southerly facing good sized garden that is predominantly laid to lawn and wraps around to the side elevation with a further gravelled seating area enjoying the same pleasant views, and space for sheds.

To the front is a garden also laid to lawn enclosed by mature hedges with borders and a focal central circular bed. A driveway provides off road parking for two cars.

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

Services: Mains water, drainage and electricity are believed to be connected to the property.

The property has a combination oil fired central heating system. Purchasers are advised to satisfy themselves as to their suitability.

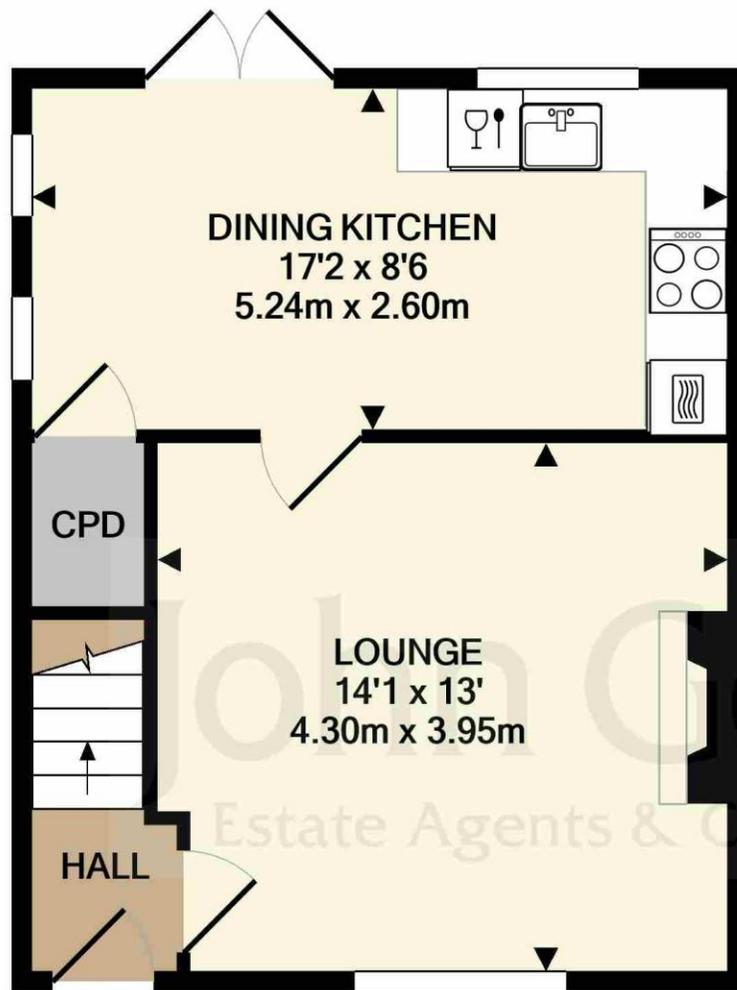
Useful Websites: www.environment-agency.co.uk www.eaststaffsbcc.gov.uk

Our Ref: JGA/05112020

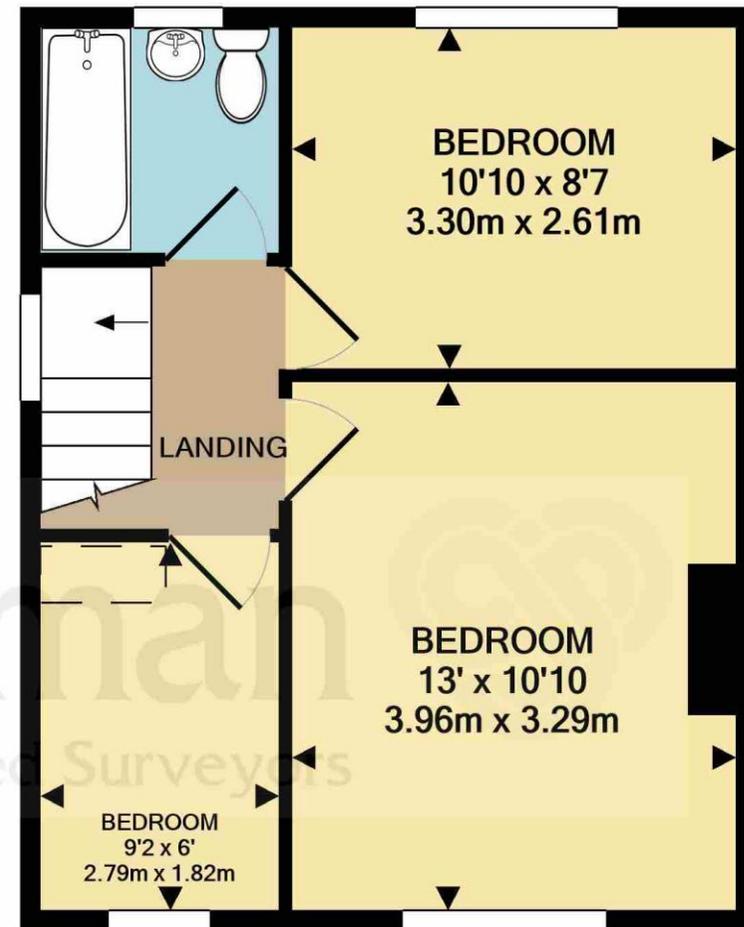
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band B







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

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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.

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		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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