

# Alton Road

Denstone, Uttoxeter, ST14 5HG

John German









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£365,000

Extremely attractive individually designed and built detached family home with high specification accommodation, occupying a pleasant slightly elevated position enjoying lovely outlooks to both front and rear, set in the heart of this picturesque village.





For sale with no upwards chain involved, inspection of this hugely impressive home is strongly recommended to appreciate the room dimensions and layout, specification and presentation, and its truly delightful village position.

Situated in the heart of the village, amenities within walking distance include the First School, public house, village hall, tennis courts and bowling green and the Award Winning Denstone Farm shop. 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 plus the cities of Derby and Stoke on Trent. Numerous countryside walks are on the doorstep and the world headquarters of JCB are also easily reached.

### Accommodation

A traditional tiled canopy porch with a composite door leads to the impressive entrance hall that provides a lovely introduction to the property having a feature tiled floor and doors leading to the spacious ground floor accommodation and to the guest WC plus the built-in doaks cupboard.

At the front of the property is the fitted breakfast kitchen that has a range of base and eye level units plus an island with granite work surfaces and breakfast bar, inset sink unit set below one of the dual aspect windows, fitted LPG hob with extractor over, built in double oven and microwave, dishwasher and space for a fridge freezer. The lovely tiled floor runs into the utility room which has a fitted work surface and space for appliances, wall mounted central heating boiler and a door to the side elevation.

At the rear of the property is the lovely dining/sitting room that has a beautiful staircase with glass balustrades leading to the first floor with storage below, and wide bi-fold doors opening to the rear garden. A quality door leads to the well-proportioned lounge which has a focal living flame effect electric fire and windows to both the front and rear elevations.

The ground floor accommodation benefits from under floor heating.

To the first floor the extremely pleasant landing leads to the three double bedrooms enjoying pleasant outlooks, and the fitted luxury family bathroom which has a white four-piece contemporary suite incorporating both a panel bath with an illuminated display niche above and a separate double shower cubicle. The master bedroom benefits from a superior en suite shower room having a white three-piece suite incorporating a double shower cubicle.

### Outside

To the rear a paved patio leads to an artificial lawn enjoying a degree of privacy with space for a shed and gated access to the front.

To the front is a small raised lawn with borders. Shared access leads to a block paved driveway providing off road parking and to the attached garage that has an up and over door, power and a personal door to the rear.

**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.

The property has an LPG central heating system. Purchasers are advised to satisfy themselves as to their suitability.

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

**Our Ref:** JGA/09112020

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

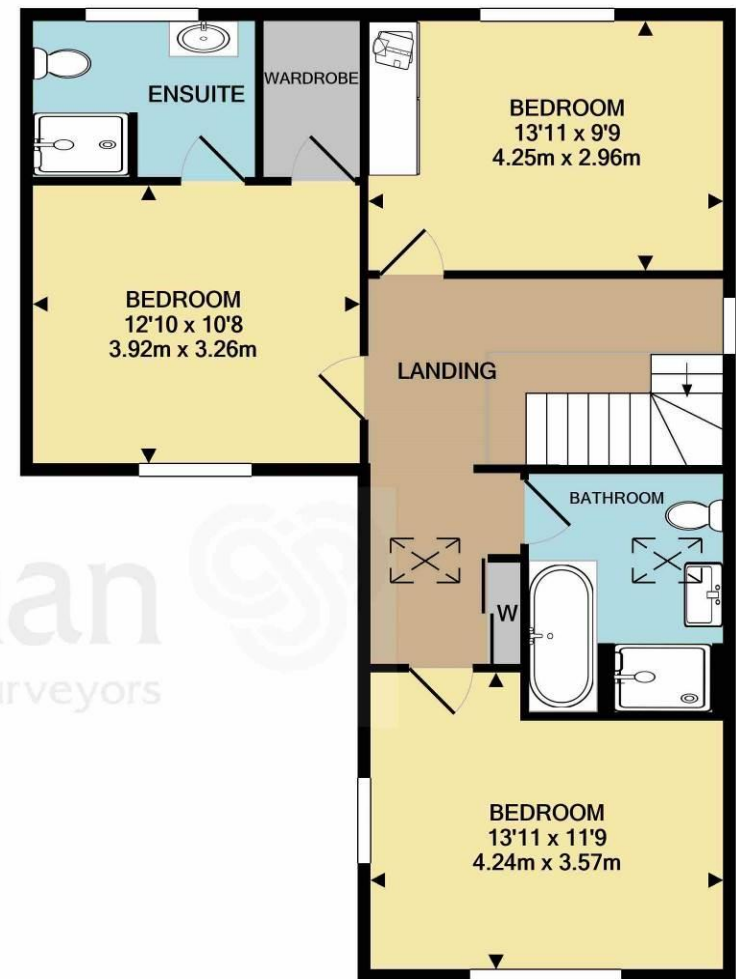








GROUND FLOOR



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

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.

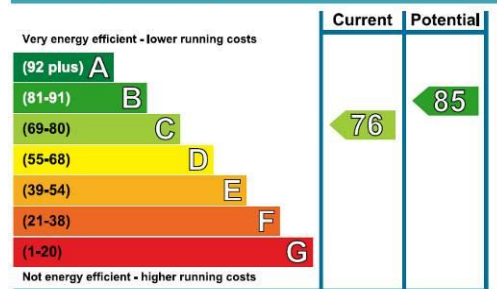
## Referral Fees

**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.

## Energy Efficiency Rating



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