

Frances Close

Denstone, Uttoxeter, ST14 5GZ

John 
German





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£625,000

Extremely attractive modern executive-style detached residence providing generously proportioned and balanced family-sized accommodation appointed to a high standard, situated on a small exclusive cul-de-sac within the highly desirable village of Denstone.



Viewing and consideration of this hugely impressive home is strongly recommended to appreciate its fabulous layout and room sizes, smart presentation throughout, high specification and exact position situated on one of arguably the most desirable cul-de-sac's in the village and surrounding area.

Set in the heart of the picturesque village, amenities within easy walking distance include a first school, The Tavern public house, tennis courts and bowling green, active village hall and award-winning Denstone Farm Shop. The world headquarters of JCB are also within proximity, as are local schools; Denstone College and Abbots Holme.

There are also beautiful countryside walks towards Dimmingsdale and Churnock valley on the doorstep. The towns of Uttoxeter and Ashbourne are both within easy commutable distance, as is the Derbyshire Peak District. The A50 dual carriageway links the M1 and M6 motorways plus the cities of Derby and Stoke-on-Trent.

Accommodation

A traditional porch with a part obscure double glazed entrance door with side lights opens to the impressive and welcoming reception hall, where stairs rise to the first floor and doors lead to the extremely spacious ground floor accommodation plus the fitted cloakroom/WC.

The well proportioned lounge has a focal chimney breast with an inset living flame effect fire plus a recess for a wall mounted TV. Natural light is provided by the wide French doors with side lights opening to the rear garden, plus an additional window to the side elevation.

The separate front facing dining room has double doors opening to the real hub of the home which is the generously sized living dining kitchen which has an extensive range of base and eye level units with work surfaces and breakfast bar, inset sink unit set below the rear facing window, fitted induction hob with extractor over and two ovens under plus an integrated microwave and dishwasher.

Doors lead to the family/garden room which provides further living space with French doors and side lights opening to the rear garden and a double glazed roof lantern providing natural light. Also leading off the kitchen is a utility room with a range of units with work surfaces, inset sink unit and appliances space plus doors leading outside and to the attached double garage.

Completing the ground floor accommodation is the front facing study ideal as a home office, study area or a playroom if required.

On the first floor the fabulous galleried landing has a built-in airing cupboard and doors leading to five bedrooms, all of which can accommodate a double bed, and a large family bathroom which has a modern four piece suite including both a corner panelled bath and a separate shower cubicle.

The superb main bedroom has the benefit of both a walk-in dressing room and an en-suite bathroom which also has a four piece suite with a panelled bath, twin sink units and a separate shower enclosure.

Bedrooms two and three share the use of a Jack and Jill en-suite shower room which has been refitted with a contemporary white three piece suite in tiled surrounds.

Outside to the rear a paved patio leads to the wide garden which is laid to lawn and wraps around the side elevation where there is gated access leading to the front. On the opposite side is space for a shed and storage.

To the front is a garden laid to lawn with shrub borders. Shared vehicular access leads to the double width tarmac driveway which provides off-road parking for several vehicles and leads to the double garage with two up and over doors, power and a pedestrian door to the garden.

Please Note: We understand that the private driveway is currently owned by Fields Cross Management/Seddon Homes. No charges are currently payable.

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

Useful Websites: www.environment-agency.co.uk; www.eaststaffsbc.gov.uk/planning

Our Ref: JGA/15122020

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





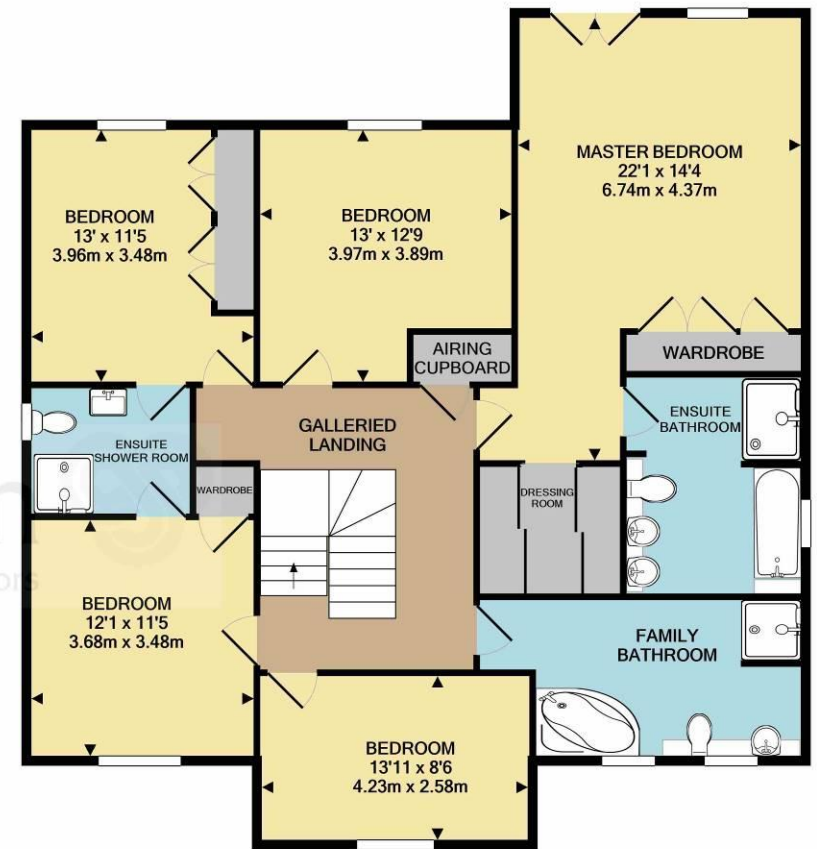








GROUND FLOOR



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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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