





*****OPEN DAY, SATURDAY 6TH JULY - 10AM - 2PM,
NO APPOINTMENT NECESSARY *****

**THREE BEDROOM SEMI-DETACHED ** STUNNING
KITCHEN/DINER ** SPACIOUS DRIVEWAY ****

A beautiful three bedroom semi-detached property situated in a secluded part of prestigious village of Denstone. Featuring ample off-road parking on the extensive front driveway. Having uPVC double glazing throughout and oil-fired central heating. In brief, the property comprises hallway, kitchen/diner (with underfloor heating), living room, conservatory, three bedrooms and family bathroom. Externally, there is a large paved and decked patio, ideal for entertaining and a further garden to the rear which proves useful space for garden sheds/storage and greenhouse. To the side elevation is gated entry leading to the rear garden.

Located in this wonderful village which has ease of access to comprehensive facilities, the A50 Derby/Stoke link road linking to the motorway network of the M6, JCB headquarters are approximately a mile away with other local employment opportunities. Viewing is strongly recommend



 **ABODE**
SALES & LETTINGS

Hallway

with paneled flooring throughout, with uPVC double glazed window to front elevation, central heating radiator, staircase rising off to first floor landing, with useful understairs storage cupboard which houses space for white goods.

Living Room

with uPVC double glazed bow window to front elevation, central heating radiator, dimmer switch lighting, the focal point of the room being the electric feature fireplace with exposed brick surround, tiled heart and timber mantle, TV/Aerial point, telephone point.

Kitchen/Diner

with uPVC double glazed window to rear elevation, uPVC double glazed door to side elevation, tiled flooring throughout, underfloor heating (with wall mounted controls), with a range of matching base and eye level storage cupboards and drawers with woodblock effect preparation drop edge work surfaces and complementary tiling, integrated appliances include ceramic sink and drainer with chrome mixer tap, integrated fridge and freezer, integrated washing machine, LED spotlighting to ceiling, central heating radiator, extractor fan, timber glass paneled double doors leading to the:

Cloaks/WC

With a UPVC double glazed frosted glass window to the front elevation, low level WC with continental flush and pedestal wash hand basin.



Conservatory

with tiled flooring throughout, uPVC double glazed windows to side and rear elevations, uPVC double glazed French doors leading to the timber decked patio, TV/Aerial point, electric radiator.

First Floor Landing

with access into loft space via loft hatch (fully insulated, partially boarded and with pull down ladders), uPVC double glazed window to side elevation and smoke alarm.







Master Bedroom

with uPVC double glazed window to front elevation, two central heating radiators, TV/Aerial point, built in double wardrobes with hanging rail and eye level shelving.

Bedroom Two

with uPVC double glazed window to rear elevation, two central heating radiators, TV/Aerial point, built in double wardrobes with hanging rail and eye level shelving.

Bedroom Three

with uPVC double glazed window to front elevation, central heating radiator, laminate flooring, over stairs storage cupboard which comprises of hanging rail and eye level shelving.

Family Bathroom

with uPVC double glazed window to rear elevation, chrome heated towel radiator, low level WC with continental flush, pedestal wash hand basin with mixer tap, paneled bath unit with shower over and glass screen, complementary tiling to floor and wall coverings.

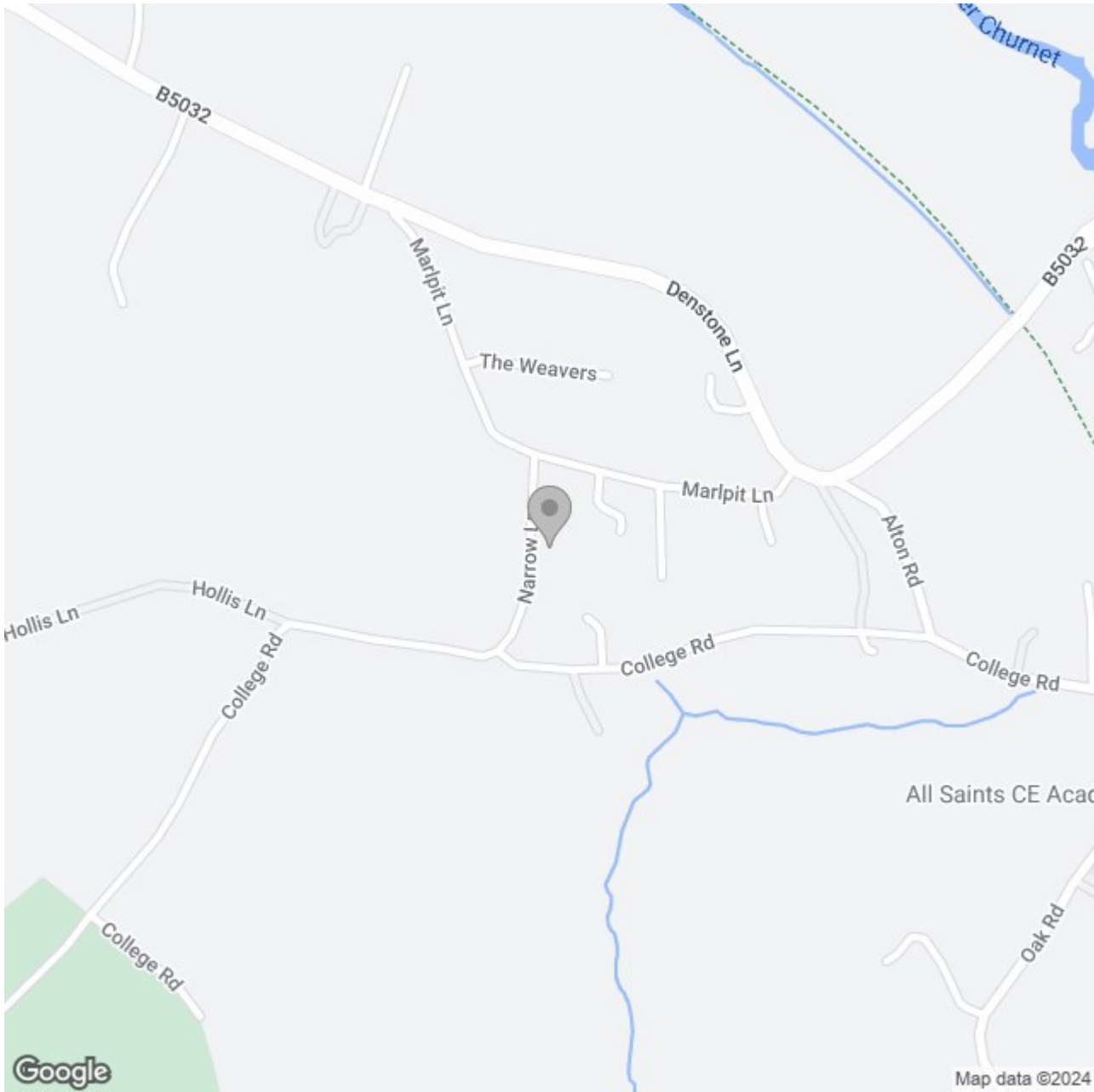


Outside

an extensive tarmac driveway provides ample off-road parking for several vehicles, with timber double gated access leading to the car port. The car port leads to the rear elevation which has an extensive paved and timber decked patio area; ideal for entertaining. The garden has timber fence panels throughout with concrete posts. Located in the garden is a partially laid to lawn garden with slate chippings, with hard standing space for green house and/or garden storage.







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	