





**\*\* NO CHAIN \*\* FOUR BEDROOM DETACHED FAMILY HOME \*\* GARAGE \*\* WONDERFUL SECLUDED LOCATION IN DENSTONE \*\* POTENTIAL TO IMPROVE \*\***

Offered for sale with no upward chain, it is highly recommended to view and consider this spacious home to fully appreciate its generous room dimensions, versatile layout, potential for personalization, and its attractive plot and positioning set back from Oak Road. A brief internal description of the property comprises porch, WC, hallway, lounge, dining room, conservatory, kitchen/diner, utility room, study, garage, four bedrooms with master en-suite and family bathroom.

Nestled in the heart of the village, residents enjoy convenient access to a range of amenities including the local primary school, The Tavern pub and restaurant, the acclaimed Denstone Farm Shop, tennis courts, bowling green, and the bustling village hall. Both Uttoxeter and Ashbourne towns are easily reachable, as is the A50 dual carriageway providing links to the M1 and M6 motorways



### Porch

With a timber entry door, UPVC double glazed frosted glass window to the front elevation, internal doors lead to:

### Cloaks/WC

With a UPVC double glazed frosted glass window to the side elevation, low level WC with continental flush, pedestal wash basin and central heating radiator.

### Hallway

With a dog leg staircase rising to the first floor landing and a useful under stairs storage cupboard, central heating radiator, smoke alarm, internal doors lead to:

### Kitchen/Diner

With a UPVC double glazed window to the front elevation, UPVC double glazed window to rear and door leading to the patio. The kitchen features a range of matching base and eye-level storage cupboard and drawers with roll top preparation work surfaces. Integrated appliances include a stainless steel sink and drainer with mixer tap, electric hob and oven and grill with extractor, oil fired central heating boiler, further space for freestanding white goods, two central heating radiators, internal door leading to:

### Utility

With a uPVC double-glazed window to the front elevation, base level storage cupboards, stainless steel sink and drainer, space and plumbing for white goods, smoke alarm, internal doors lead to:



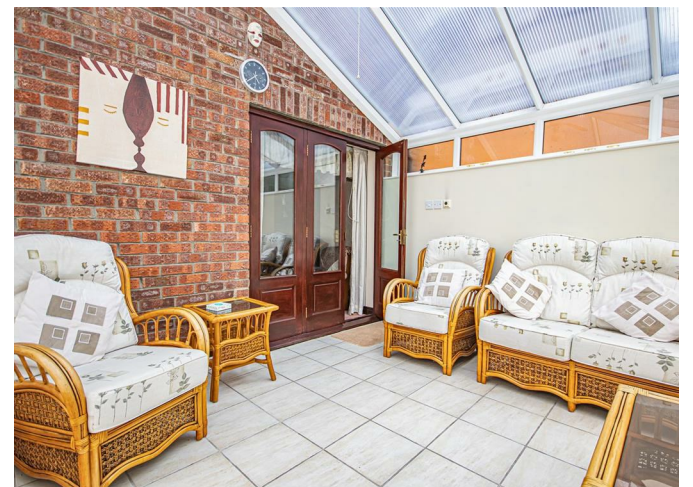
### Study

With a glazed window to the rear elevation, rear access door, central heating radiator, electric meter and smoke alarm.

### Garage

With up and over door to the front and rear elevations with pull down ladders providing access into the loft space. The above space would make for fantastic potential for conversion subject to necessary planning regulations.







### Dining Room

With a UPVC double glazed window to the front elevation, central heating radiator, opening leading to:

### Lounge

With a UPVC double glazed window to the rear elevation, central heating radiator, TV aerial point and a focal point open fireplace, internal door leads to:

### Conservatory

With UPVC double glazed windows to rear and side elevations, UPVC double glazed French doors leading to the rear patio, complementary tiled flooring throughout and thermostat.



### Landing

With central heating radiator, access to loft space via loft hatch with pulldown ladders, (offering fantastic potential for conversion subject to the necessary building regulations), smoke alarm, internal doors from the landing lead to:

### Bedroom One

With UPVC double glazed window to the rear elevation, central heating radiator, telephone point, TV aerial point, internal sliding doors lead to:

### En-suite

With a UPVC double glazed window to the front elevation, featuring a three-piece bathroom suite, comprising of low-level WC, pedestal wash hand basin with mixer tap, panelled bath unit, with complementary tiling surrounding, central heating radiator and extractor fan.

### Bedroom Two

With a UPVC double glazed window to the front elevation, wash basin and central heating radiator.



### Bedroom Three

With a UPVC double glazed window to the rear elevation and central heating radiator.

### Bedroom Four

With a UPVC double glazed window to the rear elevation and central heating radiator.

### Bathroom

With a UPVC double glazed frosted glass window to the front elevation, featuring a four piece family bathroom suite, comprising of low-level WC, bath unit with shower over, bidet, wash basin and central heating radiator.

### Outside

At the rear, a paved patio offers an inviting entertainment space with ample privacy, leading to a garden predominantly adorned with lush lawns and vibrant borders hosting an array of shrubs and plants. This area is enclosed by mature hedges and features additional concrete hardstanding suitable for a greenhouse and storage.

Towards the front, a well-maintained lawn is complemented by flourishing shrub borders and a central bed with a distinct shape. A gravel driveway, with right of access, leads to off-road parking for multiple vehicles and a garage equipped with up-and-over doors on both front and rear elevations, along with power points. The garage's loft space benefits from natural light provided by a double-glazed skylight.











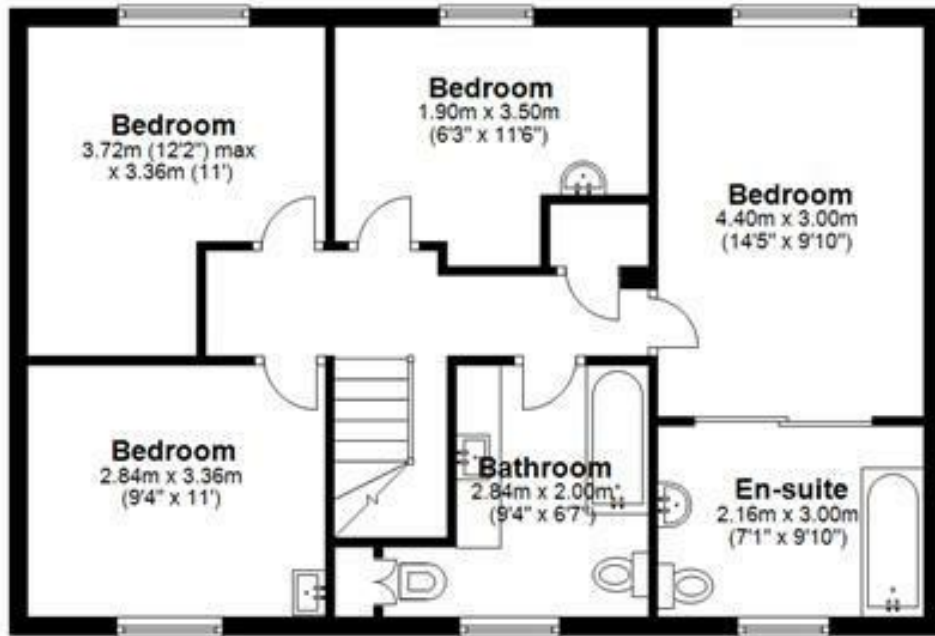


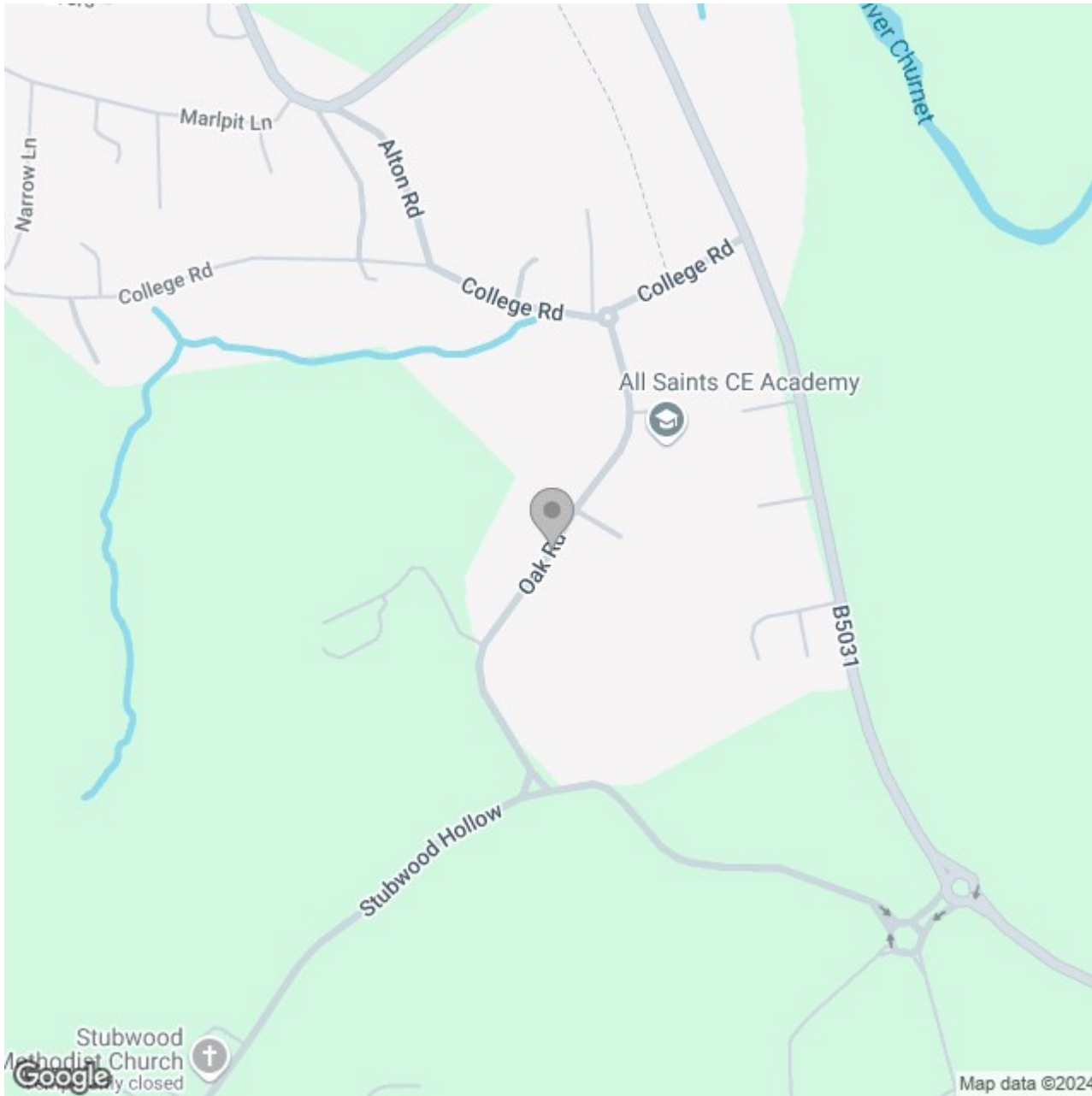


Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon, Burton-Uttoxeter-Ashbourne  
Plan produced using PlanUp.

### First Floor

Approx. 67.2 sq. metres (723.1 sq. feet)





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		77
(69-80) <b>C</b>		
(55-68) <b>D</b>	54	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	