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SALES & LETTINGS

Stubwood Lane, Stubwood, Derbyshire, STI4 5HU

Offers Over £450,000

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** FOUR BEDROOM DETACHED FAMILY HOME ** GARAGE ** SPACIOUS GARDENS TO FRONT AND REAR **

Located in a highly sought-after non-estate residential area, this architect-designed detached house offers flexible family accommodation. The property features an entrance porch, entrance hall, cloakroom, and a spacious lounge with a feature fireplace. Briefly, the home features a country-style fitted kitchen/dining room includes built-in appliances. Stairs from the entrance hall lead to the first floor, which comprises a master bedroom with an en-suite, three additional bedrooms, and a family bathroom. The property benefits from oil-fired central heating and wooden double-glazed windows. Externally, a driveway provides access to an attached garage, and there are established gardens at the front and rear.

Located on the outskirts the highly desirable Denstone village, this area offers numerous amenities, including a school, The Tavern pub and restaurant, the award-winning Denstone Farm Shop, an active village hall, a bowling green, and tennis courts. It is also conveniently close to the world headquarters of JCB and their picturesque lakes. The towns of Uttoxeter and Ashbourne are within easy commuting distance.

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Porch
With double glazed double doors to the front elevation and double glazed windows to all elevations, engineered oak panel flooring throughout, internal glass panel door leads to:

Hallway
With a wooden double glazed window to the front elevation, engineered oak panelled flooring throughout, central heating radiator, smoke alarm, thermostat and internal doors leading to:

Lounge
With a wooden double glazed window to the side elevation, double glazed French doors with adjoining double glazed units leading to the rear patio, engineered oak panel flooring throughout with a focal point cast iron log burning fireplace with timber mantle and sandstone hearth, TV aerial point, telephone point, feature wall lighting, central heating radiator and spot lighting to ceiling.

Kitchen/Diner
Featuring dual aspect views to both front and rear elevations with two wooden double glazed window units, the kitchen features a range of matching base and level storage cupboards and drawers with wood block effect roll top preparation work surfaces. A range of integrated appliances includes a one and a half stainless steel sink and drainer with mixer tap, dishwasher, Rangemaster style cooker (serviced by LPG tanks to front) with double ovens, central heating radiator, smoke alarm, spotlighting to ceiling, TV aerial point and complementary tiled flooring throughout.

Cloaks/WC
With a double glazed frosted wooden window to the side elevation, low-level WC, pedestal wash hand basin with chrome tap fittings and tiled splashback, understairs storage, central heating radiator and extractor fan.

Landing
With a double glazed wooden window to the front elevation, smoke alarm, internal doors lead to:

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Bedroom One

With a double glazed wooden window to the side elevation, Velux double glazed window to ceiling, central heating radiator, built-in storage to both front and rear elevations, vaulted ceiling, internal door leading to:

En-suite

With a double glazed wooden window to the rear elevation, featuring a three-piece shower room suite comprising of low-level WC, pedestal wash hand basin with mixer tap and tiled splashback, corner shower cubicle with shower over and glass screen with complementary tiling to both floor and wall coverings, spotlighting to ceiling with built-in extractor and central heating radiator.

Bedroom Two

With dual aspect views to both rear and side elevations with two double glazed wooden window units, central heating radiator, and built-in wardrobes complete with hanging rails.

Bedroom Three

With a double glazed wooden window to the front elevation, access into loft space via loft hatch and central heating radiator.

Bedroom Four

With a double glazed Velux window to ceiling, central heating radiator and telephone point.

Family Bathroom

With a timber double glazed Velux window to ceiling, featuring a three piece bathroom suite comprising of low-level WC, pedestal wash hand basin with mixer tap and tiled splashback, panel bath unit with shower over, glass screen and complementary tiling to both floor and wall coverings, spotlighting to ceiling with built-in extractor and central heating radiator.

Garage & Outside

The driveway offers ample on-site parking and leads to an integral garage (21'1" x 13'6") with an electric remote-controlled up-and-over door, equipped with light and power and a double glazed wooden window to the front. There is ideal plumbing space for white goods and is also where the boiler is located (Worcester Bosch Guarantee - Installed in Dec. 2020)

The front of the property features a lawned garden enclosed by a substantial hedge with gated entry. The rear of the property includes additional on-site parking for several vehicles, a decorative lawned garden, and a paved patio area, all enclosed by a concrete post and timber panelled fence.

The property is to be sold with an EV charging port to the side elevation.

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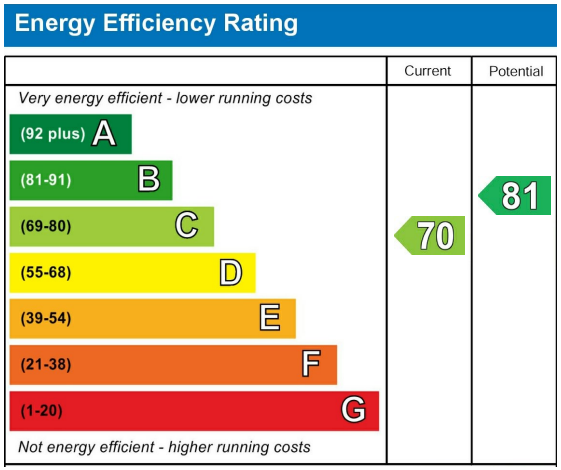
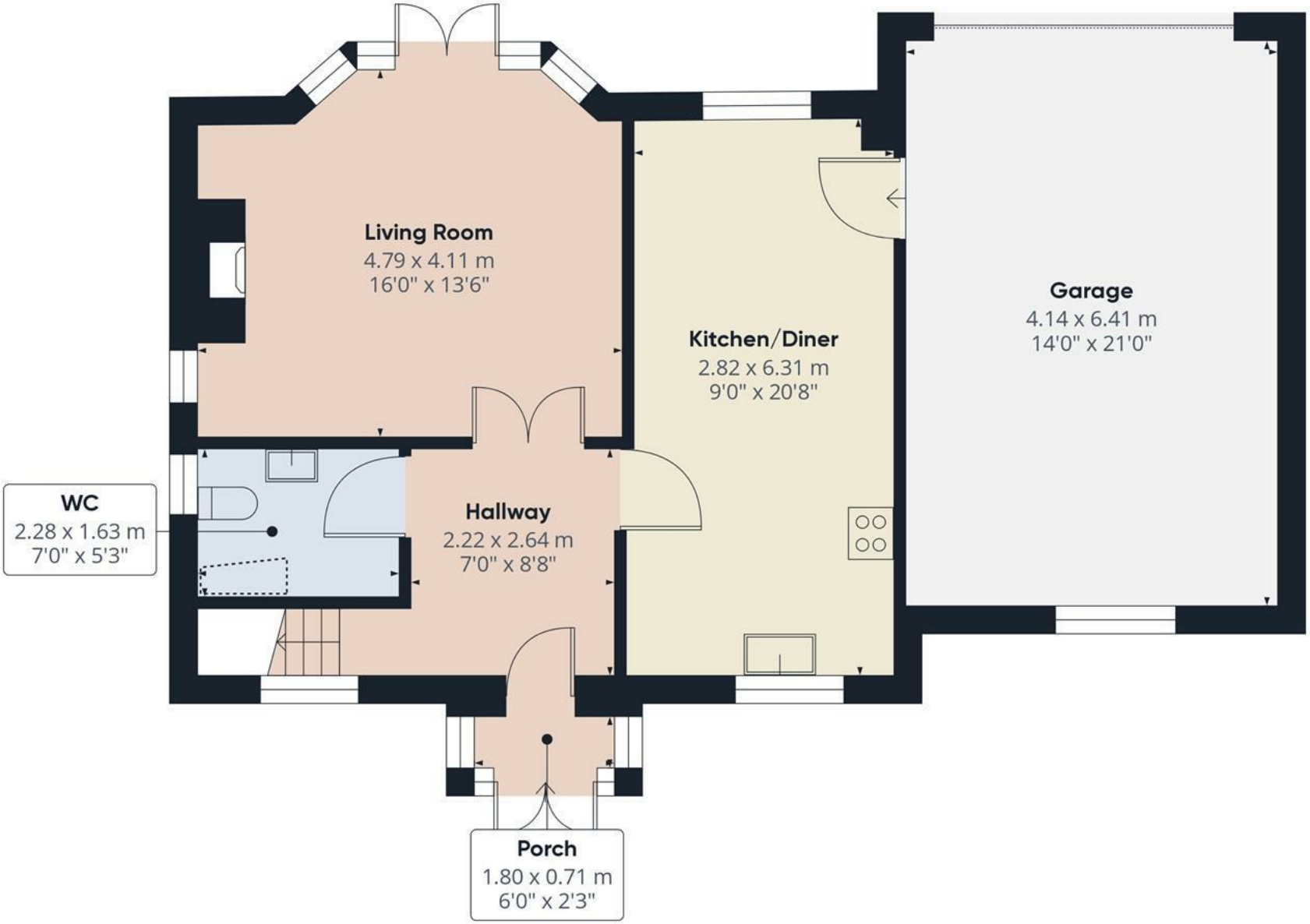

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
70
81



Floor 0

Approximate total area(1)

77.34 m²

832.48 ft²

Reduced headroom

0.32 m²

3.44 ft²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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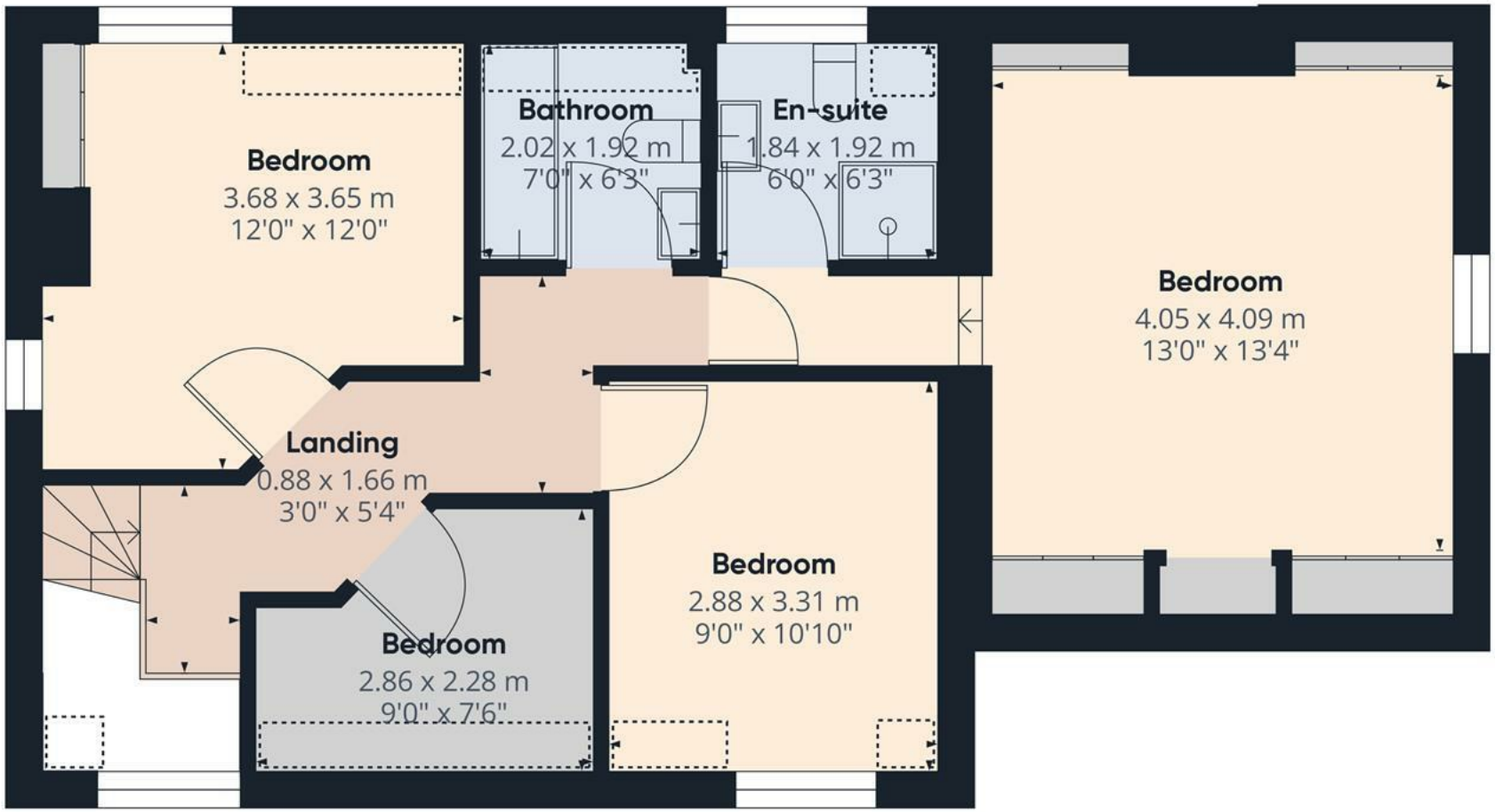

Floor 1

Approximate total area(1)

62.13 m²

668.76 ft²

Reduced headroom

3.45 m²

37.14 ft²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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England & Wales EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.