



Narrow Lane, Denstone, Uttoxeter, ST14 5DR.
Offers in Excess of £425,000

Whittaker Est. 1930
& Biggs

Narrow Lane, Denstone, Uttoxeter, ST14 5DR.

A well presented four bedroom detached property situated in the ever popular and sought after village of Denstone. Nestled on a good sized plot with front and rear gardens the property boasts sizable accommodation throughout in addition to two reception rooms, 33.5ft integral garage, cloakroom and UPVC double glazing throughout. Poplar view is an ideal family home with potential in abundance.

Within comprises of a spacious entrance hallway with staircase to the first floor and useful cloakroom housing a WC. The impressive living room offers a bay window to the frontage creating a light and airy space with archway leading through to the dining room, this space is currently utilised a sitting room. The breakfast kitchen has units to the base and eye level, four ring electric hob, electric oven / grill, stainless steel sink, ample room for breakfast table with chairs and access into the integral garage.

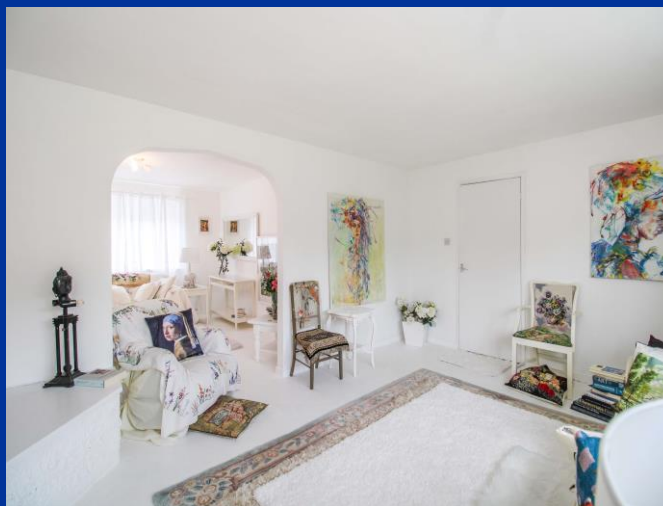
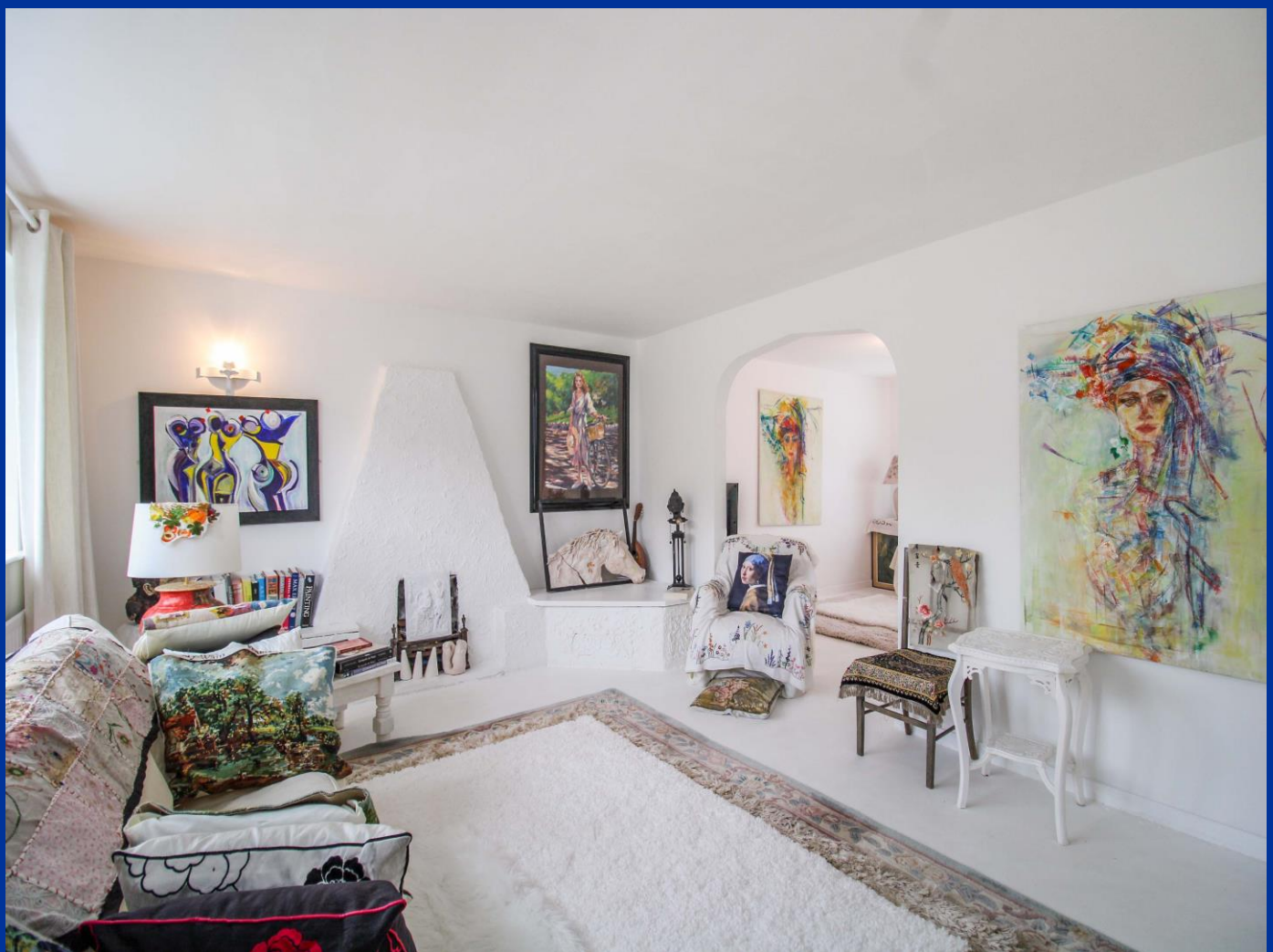
Four well proportioned bedrooms are arranged over the first floor in addition to the family bathroom having a bath, low level WC and pedestal wash hand basin. Externally the home is approached via a tarmac driveway providing ample off road parking for several vehicles in addition to an area laid to lawn. To the rear is mainly laid to lawn with a stone flagged patio, mature trees, plants and shrubs.

A viewing comes highly recommended to appreciate the size, location and potential on offer.

Situation

The village provides a lovely range of amenities including the Tavern Public House & Restaurant, the Award-Winning Denstone Farm shop, first school, village hall, Bowling green, and tennis courts. The world headquarters of JCB and its lakes are only a short distance away, plus further walks through the beautiful, surrounding countryside towards Alton and Oakamoor.

The towns of Uttoxeter and Ashbourne are both only a short commute away, as is the A50 dual carriageway which links the M1 and M6 motorways.



Entrance Hall

UPVC double glazed door and window to the front elevation, staircase to the first floor, radiator.

Cloakroom

Low level WC.

Living Room 12' 5" x 15' 8" (3.78m x 4.78m)

UPVC double glazed bay window to the front elevation, radiator, arch way leading to:

Dining Room 11' 8" x 12' 5" (3.56m x 3.78m)

UPVC double glazed window to the rear elevation, radiator.

Breakfast Kitchen 12' 4" x 10' 8" (3.76m x 3.26m)

UPVC double glazed window to the rear elevation, radiator, units to the base and eye level, electric oven / grill, four ring electric hob, extractor fan, one and a half stainless steel sink with drainer, chrome mixer tap.

First Floor

UPVC double glazed window to the rear elevation, loft access.

Bedroom One 13' 2" x 9' 9" (4.01m x 2.97m)

UPVC double glazed window to the front elevation, radiator.

Bedroom Two 9' 3" x 12' 0" (2.82m x 3.65m)

UPVC double glazed window to the front elevation, radiator.

Bedroom Three 11' 11" x 9' 8" (3.62m x 2.95m)

UPVC double glazed window to the rear elevation, radiator.

Bedroom Four 6' 7" x 12' 0" (2.01m x 3.65m)

UPVC double glazed window to the rear elevation, radiator.

Bathroom

UPVC double glazed window to the side elevation, bath, low level WC, pedestal wash hand basin.

Integral Garage 33' 5" x 8' 7" (10.18m x 2.61m)

Up and over door to the front elevation, door and window to the rear elevation, light and power connected, Worcester floor mounted boiler.

Externally

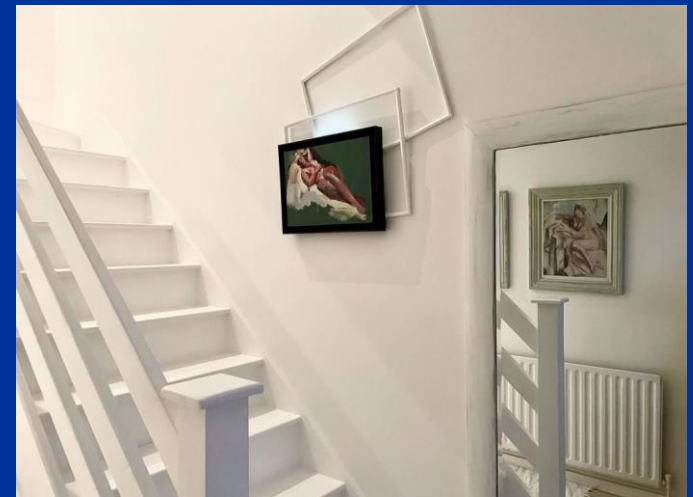
To the front, tarmcdam driveway, area laid to lawn, mature plants and shrubs. To the rear, area laid to lawn, stone flagged patio, fenced boundaries, mature trees, plants and shrubs.



Note:
Council Tax Band: D

EPC Rating: D

Tenure: believed to be Freehold



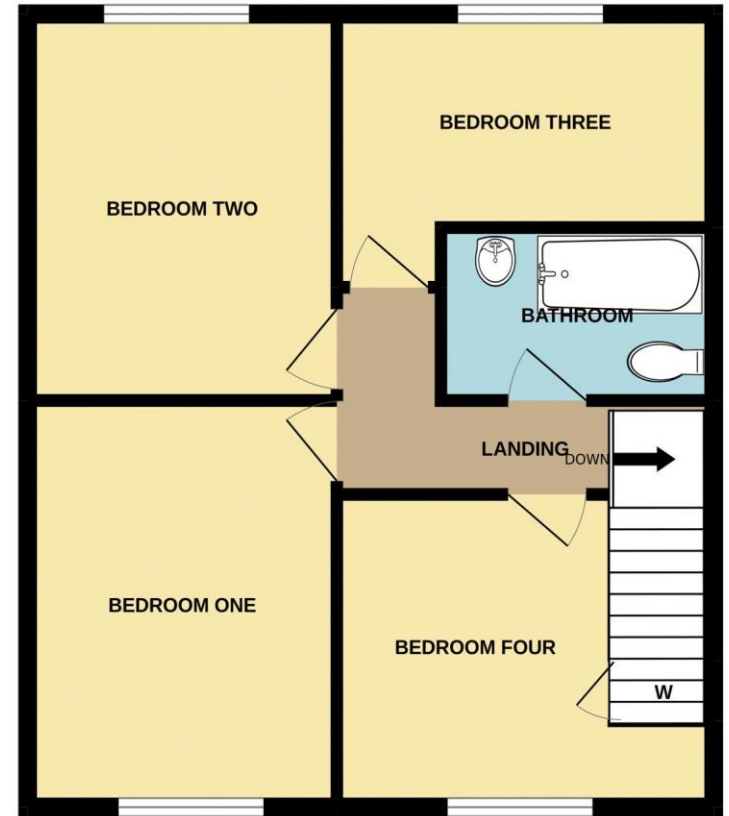




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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