



**3 Greenfields
Denstone
ST14 5DQ**

Price £287,950

- NO UPWARD CHAIN
- HIGHLY APPEALING
- FLEXIBLE ACCOMMODATION
- BREAKFAST KITCHEN/LOUNGE
- WET ROOM TO GROUND FLOOR
- PRINCIPAL BEDROOM TO GROUND FLOOR
- DINING ROOM/ADDITIONAL GROUND FLOOR BEDROOM
- TWO GOOD SIZE 1ST FLOOR BEDROOMS
- SHOWER ROOM TO FIRST FLOOR
- GARDENS, DRIVE AND GARAGE/WORKSHOP

GENERAL INFORMATION

THE PROPERTY

Scargill Mann & Co offer for sale this highly appealing and superbly situated Dorma bungalow, which offers flexible accommodation for families and couples alike. Set on the fringe of the highly regarded village of Denstone behind a green with views of the surrounding countryside, this lovely semi-rural location offers a perfect place to call home. The property also comes with a share of the green to the front of the property.

The oil-fired central heating and double-glazed accommodation offers a breakfast kitchen with modern fitted units, a lounge with views over the green, an inner lobby with stairs off to the first floor, a spacious principal ground-floor bedroom with views over the garden, a dining room or occasional bedroom with French doors out into the garden, and a ground-floor wet room.

On the first floor are two good-sized bedrooms, a spacious shower room, and eaves storage areas that, with the relevant permissions, may offer scope for further accommodation if required.





Outside is a neat lawn to the front, with an adjacent driveway leading to a garage/workshop and a rear garden with a patio, lawn, and space for shed or a greenhouse if required. The oil tank is also sited here. A new front dormer fibre glass roof has also recently been fitted.

LOCATION

Denstone is a highly regarded village well known for its farm shop & cafe, and independent school, Denstone College. It also offers a primary school, a public Inn, and many walking areas. The nearby market towns of Uttoxeter and Ashbourne offer further everyday shopping and leisure facilities.

ACCOMMODATION

Entrance door opening through into the dining kitchen.

DINING KITCHEN

3.98m to front window x 3.32m min
(13'0" to front window x 10'10" min)

Is fitted with a modern range of base cupboards, drawers and matching wall mounted cabinets, work tops incorporate a one and a quarter stainless steel sink and side drainer and four ring electric hob, there is an integrated oven, space for washing machine or tumble dryer and the domestic hot water and central heating oil boiler is housed here, there are two windows to the front aspect, windows to the side aspect and recessed ceiling down lights.

INNER LOBBY

1.83m x 1.96m (6'0" x 6'5")

Has ceiling light point, stairs off to first floor, doors to dining room/additional

bedroom, bedroom one and bathroom, a further door opens through to lounge.

LOUNGE

3.27m min to fire place 3.64m max x 5.03m (10'8" min to fire place 11'11" max x 16'6")

A lovely light room with windows offering lovely views over the green, coving to ceiling, ceiling light point, wall light points, radiator and an attractive electric fire.

DINING ROOM/BEDROOM FOUR

2.64m x 3.51m to french doors (8'7" x 11'6" to french doors)

Having French doors opening out onto the rear patio offering views over the garden, ceiling light point and radiator.



PRINCIPAL BEDROOM

4.29m max x 3.31m (14'0" max x 10'10")

Has a window looking out over the rear garden, radiator, ceiling light point, range of built in wardrobes providing hanging space and shelving and a useful under stairs storage cupboard.

WET ROOM

1.95m x 1.68m to window (6'4" x 5'6" to window)

Has pedestal hand wash basin, W.C., chrome heated towel rail, obscure window to the side aspect, recessed ceiling down lights, fully tiled walls and waterproof flooring.

FIRST FLOOR

LANDING

Door opening through to bedroom two.



BEDROOM TWO

3.94m to window x 3.37m (12'11" to window x 11'0")

A lovely light room with stunning views over rolling countryside to the front aspect, radiator, ceiling light point, useful over stairs airing cupboard which also houses the header tank and a further door opening through to the first floor shower room.

SHOWER ROOM

2.60m x 3.11m into the alcove 2.63m min (8'6" x 10'2" into the alcove 8'7" min)

Is fitted with a large fully tiled shower enclosure with glazed screens, W.C., pedestal hand wash basin, there is an obscure window to the side aspect, recessed ceiling down lights and radiator. A further door opens through into the walk in loft storage room.

BEDROOM THREE

2.06m to window x 4.29m (6'9" to window x 14'0")

Has a window to the rear aspect, radiator and



ceiling light point, door opens up into a further storage area.

STORAGE AREA

2.62m x 2.12m (8'7" x 6'11")

OUTSIDE

The property sits attractively on Greenfields behind a lawn frontage with Tarmac driveway providing ample parking, it continues down the side and opens up into a sectional garage/workshop with timber doors. The rear garden is predominantly laid to lawn with paved patio areas and ample space for green house or shed.

AGENTS NOTES

Please Note one of the vendors is an employee of Scargill Mann & Co

TENURE

FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.



COUNCIL TAX BAND

East Staffordshire Borough Council- Band C

CONSTRUCTION

Standard Brick Construction

CURRENT UTILITY SUPPLIERS

Electric - EDF

Oil

Water - Mains - Severn Trent

Sewage - Mains

Broadband supplier - POP

BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website with regards to flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environmental-agency>

<http://www.gov.uk/>

SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

CONDITION OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

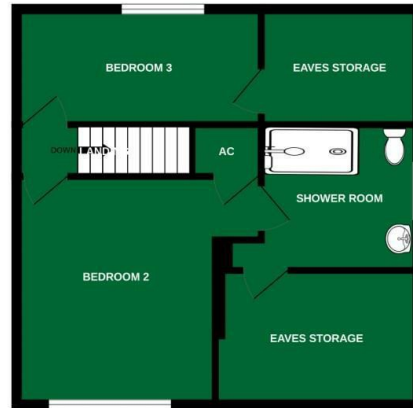
VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 08/2024) A

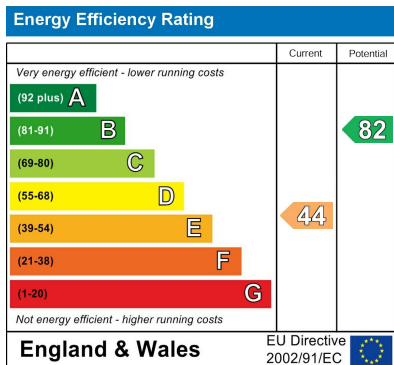
GROUND FLOOR



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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