



11 The Weavers
Denstone
ST14 5DP

Price
£435,000

- NO UPWARD CHAIN - Extensively upgraded
- LPG Gas and Sealed unit double glazing
- Privately owned solar panels with annual income
- Stunning open plan living dining kitchen with separate utility room
- Bi-fold door from living space onto patio
- Principal bedroom with en-suite wet room
- Principal beTwo further bedrooms and family bathroom with en-suite wet room
- Summer house with power, lighting and French doors
- Driveway to front with parking and single garage
- Spacious south facing garden

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

Extensively refurbished and extended three-bedroom detached bungalow, finished to exacting standards with a spacious south-facing garden. Situated in a popular and quiet cul-de-sac location in Denstone.

The property is sold with the benefit of no upward chain, LPG gas, and sealed unit uPVC double glazed windows. Internally briefly comprises of reception hallway, principal bedroom with en-suite, second double bedroom, third bedroom, well-appointed bathroom and a stunning open plan living dining kitchen area with separate utility room. The property also benefits from having solar panels (privately owned) generating an annual income of £1,200 tax free (figure provided through our vendor).

LOCATION

The village of Denstone is highly desirable due to its pleasant semi rural location whilst still being within easy access of the A50 and JCB. Also within easy reach of the nearby market town of Ashbourne with a range of boutique style shops and ease of access to the Peak District. Denstone itself offers a good range of amenities and thriving community spirit. There is a primary school, post office, village inn, church, farm shop and noted Denstone College.

ACCOMMODATION

Having composite door providing access to:

RECEPTION HALLWAY

having central heating radiator. Doors providing access to bedrooms, bathroom, open plan living dining kitchen. Further door to useful storage cupboard housing Valliant combination boiler.

OPEN PLAN LIVING DINING KITCHEN

8.20m x 6.55m (26'10" x 21'5")





LIVING AREA

having corner log burner. Central heating radiator. Double glazed bi-fold doors provide access to rear garden. Sealed unit double glazed windows in upvc frames to side. Velux roof window.

DINING AREA

having Samsung American style fridge freezer with cupboard surround. Central heating radiator.

KITCHEN AREA

having granite preparation surfaces with inset sink with adjacent drainer and chrome mixer tap over with upstand and splashback surround. Range of cupboards and drawers beneath with integrated dishwasher and Rangemaster Kitchener 90 double oven with five ring electric hob over with complementary extractor fan canopy over. Range of complementary wall mounted cupboards over. Breakfast island with matching granite work surfaces with seating area and cupboard space. Sealed unit double glazed windows in upvc frames to side. Wooden door provides access to:

UTILITY ROOM

2.15m x 1.43m (7'0" x 4'8")

having roll edged preparation surfaces with inset stainless steel sink with adjacent drainer and chrome mixer tap over with upstand surround plus cupboards beneath with plinth heater and adjacent preparation surfaces with appliance space and plumbing beneath suitable for washing machine and dishwasher. Complementary wall mounted cupboards over. Electric extractor fan. Sealed unit double glazed windows in upvc frames to front. Upvc door providing access to side.

BEDROOM ONE

5.90m x 3.12m (19'4" x 10'2")

Please note the former measurement being a maximum measurement. Central heating



radiator. Sealed unit double glazed bay window to front. Wooden door provides access to:

ENSUITE WET ROOM

2.14m x 1.33m (7'0" x 4'4")

having a white suite comprising of wall mounted wash hand basin with chromed mixer tap over. Low level WC. Mains chrome shower. Wall mounted chrome style ladder heated towel rail. Extractor fan. Sealed unit opaque window in upvc frame to side.

BEDROOM TWO

3.38m x 3.46m (11'1" x 11'4")

having central heating radiator. Sealed unit double glazed windows in upvc frames to side.

BEDROOM THREE

3.79m x 2.41m (12'5" x 7'10")

having central heating radiator. Sealed unit double glazed windows in upvc frame to side.

BATHROOM

2.07m x 1.85m (6'9" x 6'0")

being fully tiled having a white suite comprising of wall mounted wash hand basin with chromed mixer tap over, low level WC, bath with chrome mixer tap and shower head over plus glass shower screen. Chrome ladder style heated towel rail. Electric extractor fan. Sealed unit double glazed opaque window in upvc frame to side.

OUTSIDE

Outside to the front of the property is a well-presented lawn area with a Tarmacadamed driveway providing ample off-street parking with an adjacent graveled area for further parking, leading to a single garage. To the rear of the property is a



wrap-around patio seating area, giving way to a lawn with a timber fence surrounded by a well-established herbaceous and flowering border. The property also benefits from having a delightful:

SUMMER HOUSE

4.66m x 2.22m (15'3" x 7'3")

having power and lighting, uPVC French doors providing access to the garden and sealed unit uPVC windows overlooking the garden

SINGLE GARAGE

5.66m x 2.54m (18'6" x 8'3")

having power and lighting. Electric circuit board and solar panel control system. Up and over door.

COUNCIL TAX BAND

East Staffordshire - Tax Band D

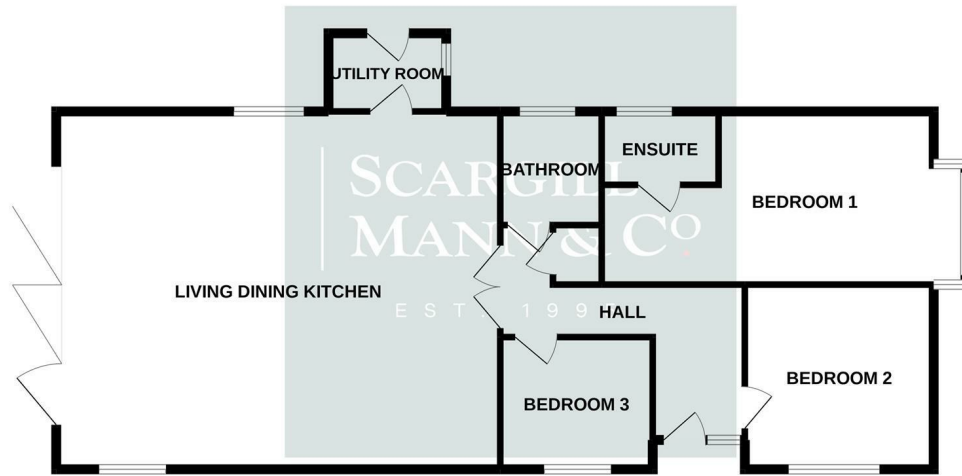
DIRECTIONAL NOTE

From Ashbourne travel along the A53 / Mayfield road turning left as signposted for Mayfield B5032 / Ashbourne Road. Continue through villages of Mayfield, Middle Mayfield and Clawich along the B5032, through the village of Ellastone onto Quixhill and straight over the roundabout as signposted for Denstone. Continue along Denstone Lane taking a sharp left onto Marlpit Lane and then left again into The Weavers where the property will be located at the end of the cul-de-sac on the right-hand side.

VIEWING

Strictly by appointment through Scargill Mann & Co - Ashbourne Office 01335 345460 (JS/JO)

GROUND 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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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			
England & Wales	EU Directive 2002/91/EC		

ASHBOURNE

8 Market Place
Ashbourne
Derbyshire
DE6 1ES

T: 01335 345460

E: ashbourne@scargillmann.co.uk

BURTON UPON TRENT

Unit 17 Eastgate Business Centre
Eastern Avenue
Burton upon Trent
DE13 0AT

T: 01283 548194

E: burton@scargillmann.co.uk

DERBY

4 St James's Street
Derby
DE1 1RL

T: 01332 207720

E: enquiries@scargillmann.co.uk

MATLOCK

3 Parkside
Olde English Road, Off Dale Road
Matlock
DE4 3SX

T: 01629 584591

E: matlock@scargillmann.co.uk

DERBY LETTINGS

4 St James's Street
Derby
DE1 1RL

T: 01332 206620

E: lettings@scargillmann.co.uk

www.scargillmann.co.uk