



11 CROFTSTEAD AVENUE, DENSTONE, STAFFS, ST14 5HJ

PRICE: 0/A £285,000

DESCRIPTION

Being situated at the head of a quiet residential cul de sac within the popular village of Denstone this traditionally styled and constructed semi detached family property provides spacious three-bedroom accommodation set in delightful garden grounds with useful garage and ample additional parking.

The accommodation which has been enhanced by the construction of a rear conservatory is oil centrally heated throughout, sealed unit double glazed and briefly comprises reception hall, ground floor cloaks/wc, double aspect sitting/dining room, fitted kitchen, conservatory. There are three bedrooms and bathroom with shower.

Viewing is highly recommended.

ACCOMMODATION

A upvc sealed unit double glazed front door leads to **Entrance Porch** with further glazed door to

Reception Hall 2.68m x 1.42m (8'10" x 4'6") with central heating radiator and staircase off to first floor level.

Guest Cloakroom having fitments in white comprising low flush wc and wall mounted wash hand basin, upvc sealed unit double glazed window.

Double Aspect Sitting/Dining Room 7.68m x 3.42m (25'2" x 11'3") (maximum). A delightful light and bright room with upvc sealed unit double glazed window overlooking the front garden and small pane glazed door and flanking window leading to the rear conservatory. Double panel and single panel central heating radiators, polished marble fireplace with decorative fuel effect electric fire and oak Adam style surround. Corniced ceiling.

Conservatory 2.85m x 2.75m (9'4" x 9') being brick based with upvc sealed unit double glazed super structure with door to the exterior rear. Ceramic tiled floor, single panel central heating radiator.

Kitchen 3.03m x 2.85m (9'11" x 9'4") have small pane glazed connecting door to the dining area and being fitted with a good range of units in oak finish providing base cupboards and wall cupboards with tall glazed display wall cupboard, drawer bank and corner shelf unit. Bottle store, ample round edge work surfaces with inset single drainer stainless steel sink unit with mixer tap, ceramic tiled splashbacks and inset Tecnik four burner electric ceramic hob with Tecnik extractor hood over. Oven housing with in built Neff double oven with cupboards above and below, appliance space with plumbing for automatic washing machine, integrated dishwasher and integrated refrigerator. Upvc sealed unit double glazed window overlooking the rear garden with upvc sealed unit double glazed door to the exterior side. Double opening doors lead to spacious understairs shelved pantry cupboard with further flanking in built storage cupboard and double opening louvred doors to boiler cupboard housing the free



standing Mistral oil fired boiler for domestic hot water and central heating.

NB – The kitchen and dining area have vinyl tile floor finish throughout.

Staircase to First Floor Level having landing with upvc sealed unit double glazed window and loft access hatch with pull down loft ladder leading to the illuminated, part boarded loft space.

Bedroom One (front double) 3.77m x 3.42m (12'5" x 11'3") with wide upvc sealed unit double glazed window to the front, single panel central heating radiator and two double opening in built wardrobe cupboards with hanging rails and shelves.

Bedroom Two (rear double) 3.16m x 3.13m (10'5" x 10'3") with upvc sealed unit double glazed window overlooking the rear garden, single panel central heating radiator and double opening wardrobe cupboard with hanging rail and shelves.

Bedroom Three (front) 2.43m x 2.44m (7'11" x 8') with upvc sealed unit double glazed window to the front, single panel central heating radiator, fitted double opening wardrobe with flanking dressing table, fitted mirror and cupboards above.

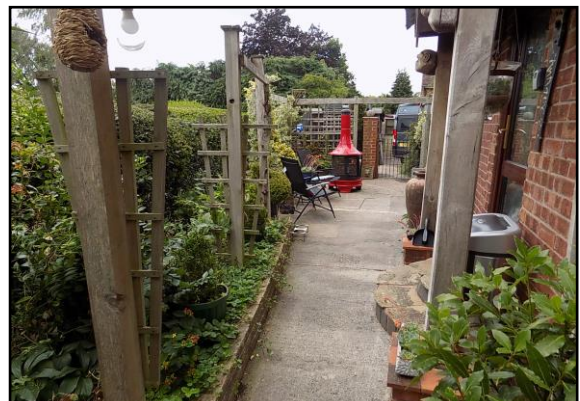
Bathroom being of spacious proportions with fitments in ivory comprising panelled bath with over bath mains control shower and full height ceramic tiling. Wash hand basin set into vanity unit with cupboards beneath and low flush wc. Single panel central heating radiator, sealed unit double glazed window. In built cylinder and airing cupboard with insulated hot water cylinder having fitted immersion heater and fitted slatted shelves.

OUTSIDE

The property occupies an enviable head of cul de sac position on a very good sized plot. A front tarmac driveway leads to the detached concrete sectional garage with automatic up and over door and this measures 5.65m x 2.54m (18'6" x 8'4") and with electric light and power connected. There is a further tarmac car standing space adjacent and a most delightful front garden which is well stocked and planted with shrub, evergreen and rockery plants and flowers.

Immediately adjacent to the garage is two useful timber workshop stores with adjacent paved area.

From the front a wrought iron pedestrian gate leads to a side patio garden area with raised planted beds with pergola and this in turn leads to the rear of the property where there is a surprisingly long and beautifully landscaped rear garden with superbly stocked and planted evergreen, shrub and flower beds and borders with specimen trees, raised and sunken pathways and timber summer house.



FIXTURES & FITTINGS

Other than those fixtures and fittings specifically referred to in these sales particulars no other fixtures and fittings are included in the sale. No specific tests have been carried out on any of the fixtures and fittings at the property.

TENURE

It is understood that the property is held freehold but interested parties should verify this position with their solicitors.

COUNCIL TAX

For Council Tax purposes the property is in band B

EPC RATING TBC**VIEWING**

Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

WHAT3WORDS

opposing.fruit.ripen
Ref FTA2780

www.fidler-taylor.co.uk

Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate.

The particulars form no part of a contract or lease.