



Glen Ruther, College Road, Denstone, ST14 5HR



Set in the desirable village of Denstone is Glen Ruther, an attractive executive detached home benefitting from substantially refurbished interiors, four oversized double bedrooms and a secluded position enjoying an open aspect to the front and side. Having received a comprehensive upgrade in 2020 to include a new kitchen with quartz worktops, contemporary bathroom, new oil fired boiler and pressurised hot water system, this immaculately presented detached home also benefits from planning permission for an enclosed porch to be added to the front. The interiors comprise briefly reception hall, lounge, dining room, study/playroom, cloakroom and kitchen with utility to the ground floor, with four spacious double

bedrooms, a master en suite and a luxury family bathroom to the first floor with the first two bedrooms being fitted with a range of wardrobes. Outside, there is parking for four vehicles and a double garage to the front, with immaculately landscaped gardens to the rear and an elevated balcony set to the side overlooking open fields to the side.

Glen Ruther is set on the outskirts of Denstone, being within walking distance to both an excellent range of amenities and the idyllic surrounding countryside. Within the village centre are a primary school, a village hall, a popular pub, a bowling green and tennis courts, with the renowned Denstone Farm Shop offering an excellent range of

locally sourced convenience provisions and gifts. The village is also known for the highly regarded independent Denstone College and the JCB Academy lies a short drive away. Denstone is ideally placed for access to the Peak District National Park and enjoys the scenic Dimmingsdale Valley nearby where plenty of outdoor pursuits can be enjoyed. The village lies minutes' drive from the A50 which in turn leads to the commercial centres of Derby, Nottingham and Stoke on Trent, with rail travel available locally in Uttoxeter where additional supermarkets and facilities can be found. The international airports of East Midlands and Manchester both lie within an easy drive.

- Executive Detached Village Home
- Idyllic Setting with Rural Views
- Recently Refurbished to include Refitted Kitchen, Bathroom & New Boiler
- Two Reception Rooms
- Study/Playroom
- Refitted Breakfast Kitchen & Utility
- Reception Hall & Cloakroom
- Four Excellent Double Bedrooms
- En Suite & Luxury Bathroom
- Landscaped Gardens & Balcony
- Double Garage & Parking
- Elevated Position with Open Aspect to Front & Side
- Well Placed for Commuter Routes, JCB & Local Amenities
- Double Glazed & Oil Central Heating



Reception Hall 5.22 x 1.95m (approx. 17'1 x 6'4)

A spacious welcome to this family home, having staircase rising to the first floor with storage beneath and doors opening into:

Lounge 5.07 x 4.55m (approx. 16'7 x 14'11)

The first of two formal reception rooms, the lounge has windows to the front aspect and an LPG gas fireplace is set to a carved marble surround and hearth. Double doors open into:

Dining Room 4.53 x 3.54m (approx. 14'10 x 11'7)

Another beautifully presented reception room having double doors out to the rear garden and a door into:

Refitted Kitchen 4.51 x 3.49m (approx. 14'9 x 11'5)

Having been bespoke designed and refitted in 2020, this contemporary kitchen comprises a range of contrasting wall and base units with quartz worktops over, housing an inset one and a half sink with Franke Instante 4 in 1 Boiling Water System, integral dishwasher and integral Bosch appliances including double oven, induction hob and microwave. The kitchen has a breakfast bar to one side and a window to the rear, and tiled flooring extends into the **Utility** 2.83 x 1.71m (approx. 9'3 x 5'7) which is fitted with base and full height units coordinating with those of the kitchen, having quartz worktops housing an inset ceramic sink and space for a washing machine and American fridge freezer with plumbed in water feed. A window faces the rear and a door opens out to the side aspect



Study 3.43 x 2.66m (approx. 11'2 x 8'8)

Ideal as a home office or playroom, having window to the side aspect

Cloakroom

Having fitted wash basin and WC, with tiled flooring and half tiling to walls





Stairs rise to the **First Floor Landing** where there is loft access and doors opening into the **Airing Cupboard** housing the recently replaced pressurised water cylinder and into:

Master Bedroom 4.55 x 4.42 (approx. 15'0 x 14'6)
A spacious principal bedroom having a range of fitted wardrobes, windows to the front aspect and private use of:

En Suite 2.33 x 1.91m (approx. 7'7 x 6'3)
Comprising wash basin fitted to vanity unit, WC and shower, with tiled flooring, half tiling to walls, an obscured window to the front and a chrome heated towel rail

Bedroom Two 5.05 x 5.0m (approx.. 16'6 x 16'4)
Another superb double room having windows to the front and a range of fitted wardrobes with feature downlighters above

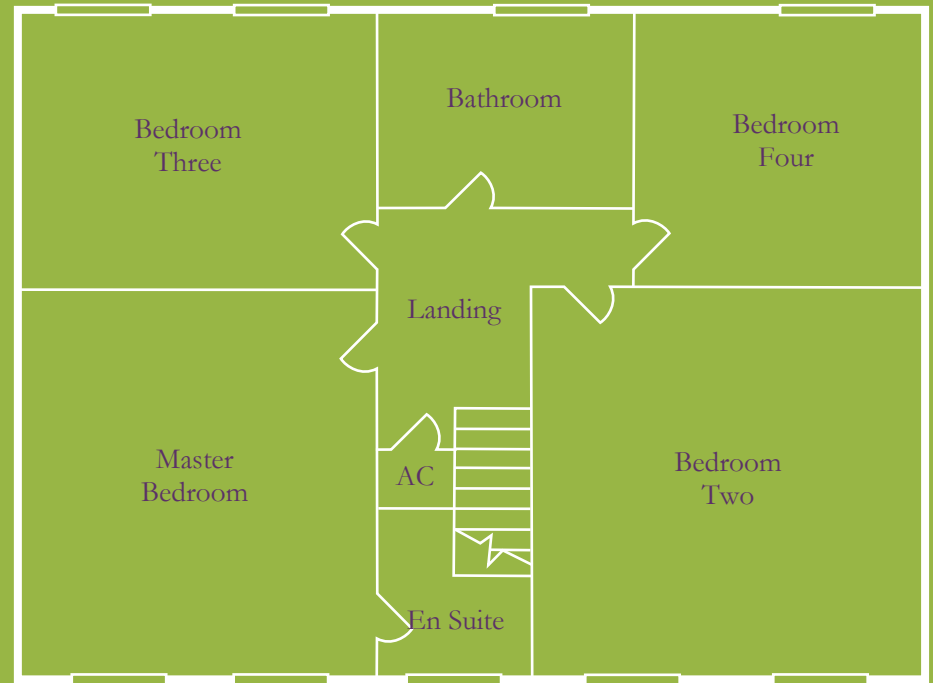
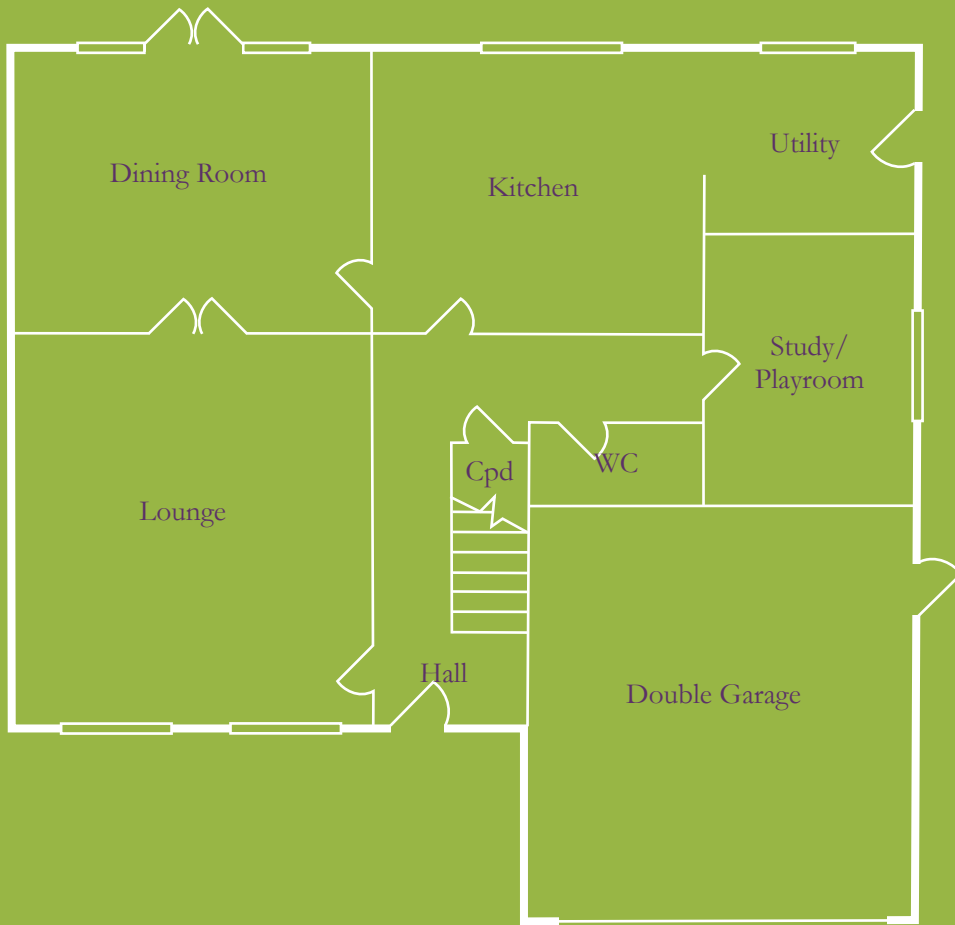
Bedroom Three 4.54 x 3.51m (approx. 14'10 x 11'6)
Another double room having two windows to the rear aspect enjoying views over the garden and fields beyond

Bedroom Four 3.65 x 3.51m (approx. 11'11 x 11'6)
A fourth double room having a window to the rear with a pleasant outlook

Luxury Family Bathroom 3.32 x 2.45m (approx. 10'10 x 8'0)
Refitted to an excellent standard in 2020, this quality bathroom comprises a contemporary suite having twin vanity wash basins with fitted mirrors above having lighting and demister facility, WC, double ended bathtub and oversized walk in shower. The bathroom has under floor heating, tiled flooring, tiled walls and dual chrome heated towel rails run off the central heating system and via an isolated electricity supply. There is an obscured window to the rear and an additional vanity mirror is fitted with a demister and an inset date/time display









Outside

Glen Ruther is set back from College Road at a secluded elevated position having a scenic outlook over mature trees to the front. The tarmac driveway provides parking for four vehicles as well as access into the **Double Garage**, and there are walled terraces enclosing lawned gardens leading to the side of the property where attractive views over surrounding farmland can be appreciated from a charming composite deck **Balcony** having steps down to the rear garden

Double Garage 5.02 x 4.87m (approx. 16'5 x 15'11)

With manual up and over entrance door, power, lighting and a water point

Gardens

Set to the rear is an immaculately tended rear garden having a paved terrace leading onto shaped lawns edged with neatly stocked borders. There is a discreet bin store to one side, the oil tank is housed to the other and gated access to either side opens to the front aspect. The oil tank is housed to the rear aspect and the exterior feature exterior lighting and a water point

EPC in Progress

General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.