

# Croftstead Avenue

Denstone, Uttoxeter, ST14 5HJ



Well proportioned semi detached family home with extended ground floor accommodation in need of some improvement, situated at the head of the popular village cul-de-sac.

Offers in excess of £275,000



John German

Whether looking to move up or down the property ladder, viewing of this semi detached home is highly recommended to appreciate its extended ground floor living space, scope to personalise and improve, and its position on the cul-de-sac providing gardens to three sides, enjoying some degree of privacy.

Situated in the highly regarded and sought after village within walking distance to its amenities which include the first school, The Tavern public house and restaurant, the award winning Denstone Farm Shop, village hall, tennis courts and bowling green plus the church. Walks through the surrounding countryside are also on the doorstep, plus the lakes to the front of the world headquarters of JCB.

A uPVC part obscure double glazed entrance door opens to the enclosed porch where a part glazed door leads to the welcoming hallway which has stairs rising to the first floor, an understairs cupboard, side facing window and doors to the extended ground floor living space and the guest cloakroom/WC.

The spacious lounge has a wide front facing window providing natural light and a focal fireplace with a log burner set on a slate tiled hearth. Part glazed double doors open to the dining room which could alternatively be utilised as a playroom/home office etc, and overlooks the rear garden with sliding patio doors providing access outside.

The extended fitted dining kitchen has a range of base and eye level units with work surfaces and an inset sink unit set below one of the two rear facing windows, a fitted electric hob with extractor over and electric oven under, plus space for a fridge freezer. Additional natural light comes from a further side facing window and a part obscure double glazed door to the side elevation.

Completing the ground floor space is the utility room which has a fitted worktop to one side with an inset sink unit, plumbing for a washing machine and additional appliance space, plus a front facing window.

To the first floor, the landing has a side facing window providing natural light and access to the loft, plus doors leading to the three good size bedrooms, two of which can easily accommodate a double bed and all benefiting from built in wardrobes.

Finally, there is the family bathroom which has a white suite with tiled splashbacks incorporating a panelled bath with an electric shower over, built in airing cupboard and a side facing window.

Outside to the rear, a block paved patio leads to the garden which is mainly laid to lawn, wrapping around to the side elevation of the home, with shrub borders and conifers, space for a shed and gated access to the front. To the front, there is a shrub border and a block paved driveway providing off road parking, plus the detached garage which has an up and over door.

**What 3 words:** opened. noted. broker  
**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).  
**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.  
**Property construction:** Standard. **Parking:** Drive & garage  
**Electricity supply:** Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Oil (Purchasers are advised to satisfy themselves as to their suitability).  
**Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>  
**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>  
**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band C  
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.eaststaffsb.gov.uk](http://www.eaststaffsb.gov.uk)  
**Our Ref:** JGA/06032025

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Approximate total area<sup>(1)</sup>  
1100.19 ft<sup>2</sup>  
102.21 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

OnTheMarket

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