

Marlpit Lane

Denstone, Uttoxeter, ST14 5HH

John 
German






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£415,000



Traditionally built three/four bedroom detached bungalow in a popular area of Denstone, occupying a plot of just under 0.25 acre with wrap around gardens, ample parking, versatile accommodation, two reception rooms and character features throughout.

Crofrise is a traditionally built three/four bedroom detached bungalow situated in a popular residential area of Denstone, occupying a spacious plot extending to just under 0.25 acre. The property benefits from a large driveway providing ample off-street parking, together with access from both Marlpit Lane and The Weavers, offering practicality and convenience for a variety of buyers. Externally, the bungalow is complemented by a wrap around lawned garden, creating a pleasant outdoor space with scope for families, gardening enthusiasts or those simply seeking additional outside space.

The accommodation is both spacious and versatile, with a layout well suited to a range of requirements. The property briefly comprises a dining kitchen, sitting room and sun room, together providing flexible living and entertaining space, alongside three well-proportioned bedrooms and a family bathroom. A fourth bedroom offers further versatility and could also be utilised as an additional reception room, home office or hobby room depending on individual needs. Retaining a number of character features, the bungalow is likely to appeal to families, buyers seeking ground floor accommodation, or those downsizing who do not wish to compromise on internal or external space.

Denstone is a well regarded village location offering a range of everyday amenities including a village shop, public houses, church and first school, together with easy access to the surrounding Staffordshire countryside. The village is well placed for commuting to nearby towns including Uttoxeter, Ashbourne and Stoke-on-Trent, while also benefiting from convenient road links to the A50. Denstone College and the popular Denstone Farm Shop are also located nearby, further enhancing the appeal of the area for a variety of buyers.

A timber entrance door opens into the entrance hall, which provides access to the accommodation throughout the bungalow. The dining kitchen is a spacious and practical room featuring a tiled floor to the kitchen area and wooden strip flooring to the dining space. Fitted with a range of bespoke timber wall and base units incorporating work surfaces and an inset sink positioned beneath one of the dual aspect windows, the kitchen also benefits from an electric hob with extractor over, oven beneath and space for further appliances.

An inner hallway with feature parquet flooring leads through to the remaining accommodation. The sitting room is a well proportioned reception space enjoying dual aspect windows allowing for plenty of natural light, together with wooden strip flooring and a focal fireplace incorporating an open fire with cast insert and timber surround. The adjoining sun room offers additional versatile living space and is currently utilised as a sitting and office area, with French doors opening onto the garden.

There are three generously sized bedrooms, all capable of accommodating double beds and enjoying pleasant views over the surrounding gardens, with one bedroom also benefiting from fitted bespoke wardrobes. The bathroom is fitted with a white period style suite incorporating a panelled corner bath with mixer tap shower attachment and folding screen. A fourth bedroom, accessed from the entrance hall, provides further flexibility and could equally be utilised as an additional reception room, study or hobby room depending on individual requirements.

Externally, the property occupies an established plot extending to two sides, predominantly laid to lawn and enclosed by mature hedging with stocked borders containing a variety of shrubs and plants. To the rear, an enclosed patio seating area provides an ideal space for outdoor seating and entertaining, with access to an outside laundry room and separate boiler room. To the front, a gravelled driveway provides ample off-street parking for numerous vehicles alongside a further lawned area and seating space.

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. Please note the property is being sold on behalf of a relation of a John German employee.

Property construction: Standard

Parking: Off street

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Oil

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: FTTC - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

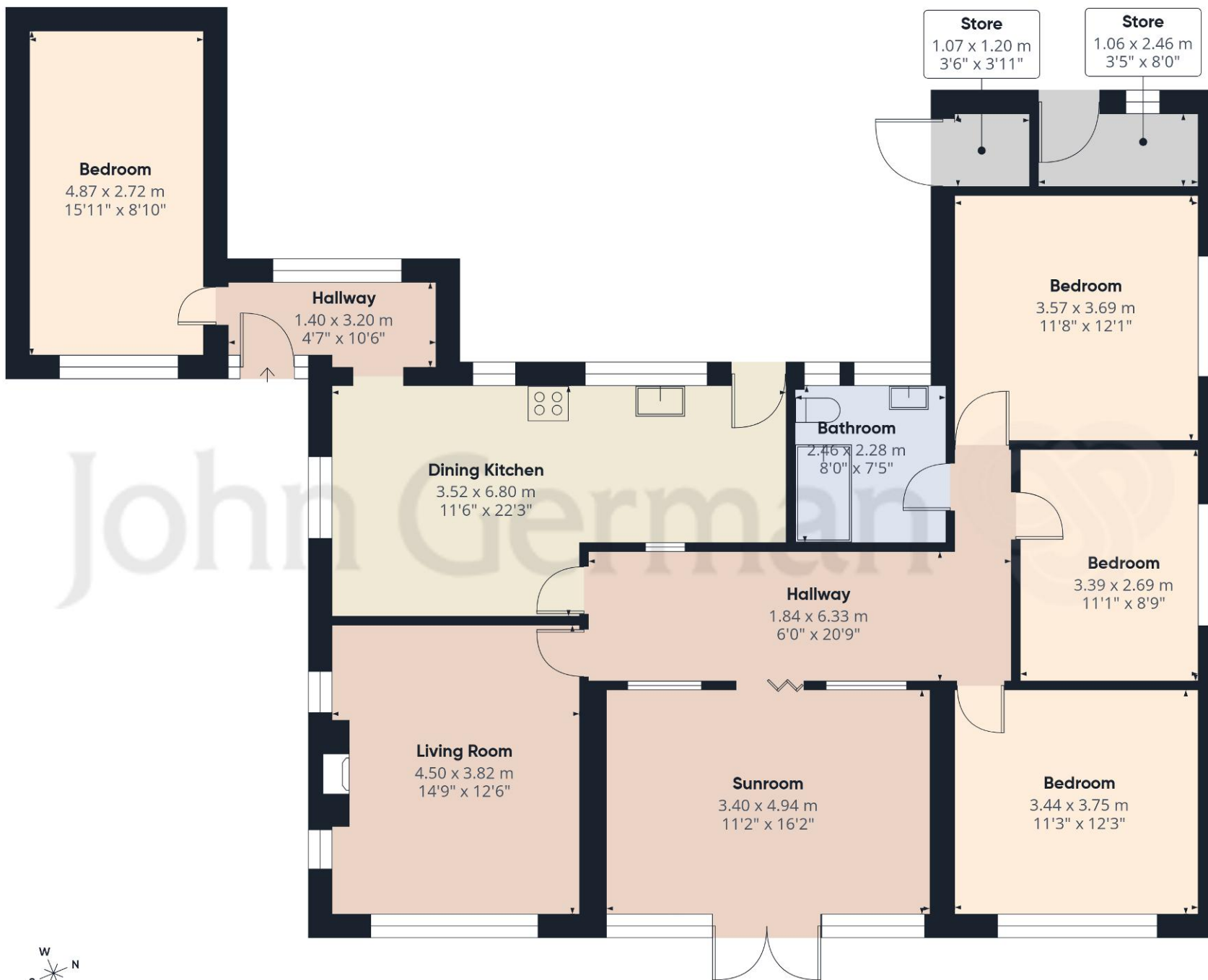
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band E

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/07052026







Approximate total area⁽¹⁾
131.3 m²
1412 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

Agents' Notes

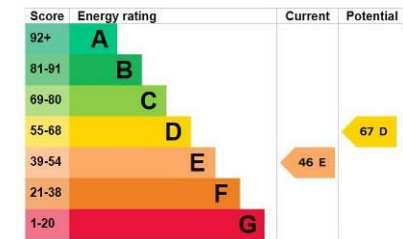
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



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