

Marlpit Lane

Denstone, Uttoxeter, ST14 5HH

John 
German





Marlpit Lane

Denstone, Uttoxeter, ST14 5HH

£399,950

Beautifully presented and immaculately maintained, modern detached bungalow appointed to a high specification, occupying a pleasant plot and position in the highly regarded and sought after village.



Built in 2012 for the current owner and designed as a three bedroom home, the accommodation was remodelled during construction to provide two en suite double bedrooms and a dressing area to the master, however, the dining room could easily be used as a third bedroom. Providing further potential for personalisation, having a large loft which could be easily converted into further accommodation. Internal inspection is essential to appreciate the spacious layout, turnkey condition and its lovely position.

Situated in the picturesque village within walking distance to its range of amenities including The Tavern public house and restaurant, active village hall, bowling green and tennis courts, first school, the award winning farm shop and the church. Several countryside walks to the surrounding area are also on the doorstep and the towns of Uttoxeter and Ashbourne are both within easy commutable distance.

A canopy porch with a uPVC part obscured double glazed entrance door and side light, leads to the extremely impressive and welcoming hall providing a lovely introduction to the home, have a fitted pull down ladder leading to the large loft space, built in cupboard and doors opening to the well proportioned accommodation.

To the rear of the home is the large L shape living room, having a focal fireplace with a living flame effect electric fire and wide French doors opening to the garden.

The fitted breakfast kitchen is fitted to the front, having a wide range of base and eye level units with work surfaces and inset sink unit set below the window, further natural light coming from an additional side facing window, fitted electric hob with an extractor over, built in double oven and an integrated dishwasher. The tiled floor runs into the fitted utility room which has a range of base and eye level units with work surfaces, inset sink unit, space for appliances and a door to the side elevation.

On the opposite side of the hall is the dining room which has dual aspect windows and can be easily used as a third bedroom if desired.

The spacious master bedroom has a separate dressing area with an extensive range of fitted furniture and the benefit of a superior fully tiled en suite shower room which has a three piece suite incorporating a double shower cubicle.

The second double bedroom has a large built in double wardrobe and a door to the Jack and Jill fully tiled en suite bathroom, having a white suite incorporating both a panelled bath and a separate double shower cubicle.

Outside to the rear, a block paved patio leads to the garden laid to lawn with well stocked borders containing a variety of shrubs and plants, enclosed to three sides by timber fencing. To the front is a block paved driveway providing ample off road parking for numerous vehicles, leading to the garage which has an up and over door plus power.

What3words: turntable.entrusted.racing

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

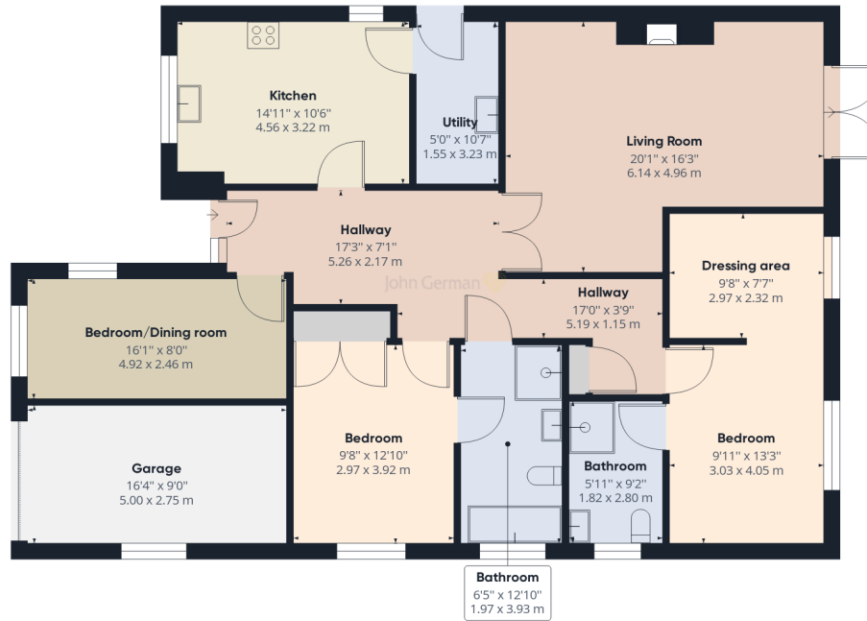
Services: Oil central heating. Mains water, drainage and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

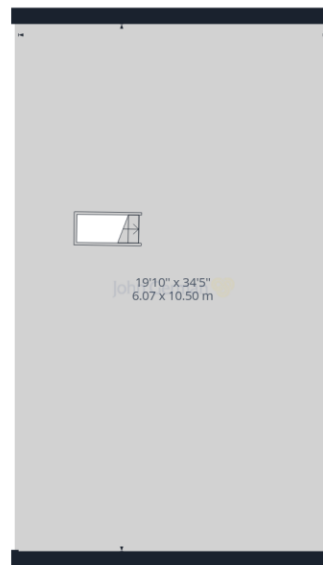
Our Ref: JGA/07062023 **Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band E







Ground Floor



Floor 1

Approximate total area⁽¹⁾

2143.89 ft²

199.17 m²

(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.

GIRAFFE360



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.

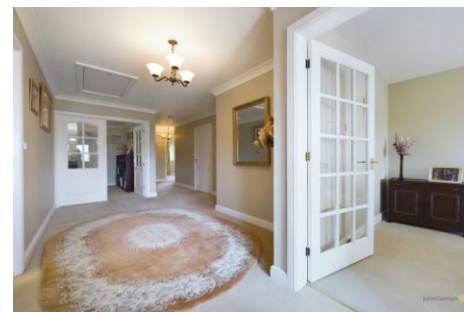
Referral Fees

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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | 75 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



John German

9a Market Place, Uttoxeter, Staffordshire, ST14 8HY

01889 567444

uttoxeter@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



