

**SPACIOUS SEMI-DETACHED DORMER BUNGALOW**

**12 MARLPIT LANE  
DENSTONE  
ST14 5HH**



**PRICE: O/A £245,000**

**NO UPWARD CHAIN**

Good sized, three-bedroomed accommodation in popular location

## DESCRIPTION

Situated in a most pleasant, established, residential location convenient for the village facilities and also within ready access of Ashbourne, Uttoxeter and Rocester this semi-detached property provides good sized accommodation which benefits from oil fired central heating and double glazing. Briefly providing pleasant sitting room, good sized fitted dining kitchen, two ground floor bedrooms and bathroom with a further double bedroom at first floor level. There are well stocked and maintained gardens to front and rear and side driveway parking.

An early viewing is considered essential.

## ACCOMMODATION



**Sitting Room** 16'5" x 11'10" [5m x 3.61m] with sealed unit double glazed window to the front, central heating radiator and stone fireplace with quarry tiled hearth having provision for open grate.

**Inner Hallway** 6'6" x 6' [1.98m x 1.83m]



**Dining Kitchen** 13' x 10'4" [3.96m x 3.15m] with double panel central heating radiator and fitted with a good range of base and wall cupboards with work tops and double drainer stainless steel sink unit. Plumbing for automatic washing machine, electric cooker point and extractor fan. Sealed unit double glazed window and door to the exterior side.

**Ground Floor Bedroom One** 14' x 10'10" [4.27m x 3.3m] with sealed unit double glazed window overlooking the rear garden, under stairs inbuilt storage cupboard.



**Bedroom Two** with single panel central heating radiator and aluminium framed sealed unit double glazed patio door to the rear garden.



**Bathroom** having three piece suite in cream comprising panelled bath with over bath electric shower, low flush wc and pedestal wash hand basin. Sealed unit double glazed window and central heating radiator. Fully ceramic tiled walls.

Staircase to first floor level landing with door off to extensive boarded loft storage space with electric light. It is considered that this area has considerable potential subject to the obtaining of any necessary planning consents etc for extension to provide further accommodation if required.



**Bedroom Three** 12'7" x 11'1" [3.83m x 3.38m] a double bedroom to the front of the property featuring a range of inbuilt wardrobe cupboards with sealed unit double glazed window to the front. There is a large inbuilt walk in cylinder and airing cupboard with insulated copper hot water cylinder and fitted slatted shelves.





### **OUTSIDE**

The property stands behind a pretty and well stocked front garden which has been planned and planted for ease of maintenance. There is a side tarmac driveway which provides car standing space.

The drive extends through a gated access along the side of the house to the rear where there is a good sized private enclosed garden with block paved patio areas, lawn and timber garden shed.



### **SERVICES**

It is understood that mains water, electricity and drainage are connected.

### **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**

The property is understood to be held freehold but interested parties should note that this information has not been checked and that they should seek verification from their own solicitor.

### **COUNCIL TAX**

For Council Tax purposes the property is in East Staffs band B.

### **EPC RATING E**

### **VIEWING**

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

### **DIRECTIONS**

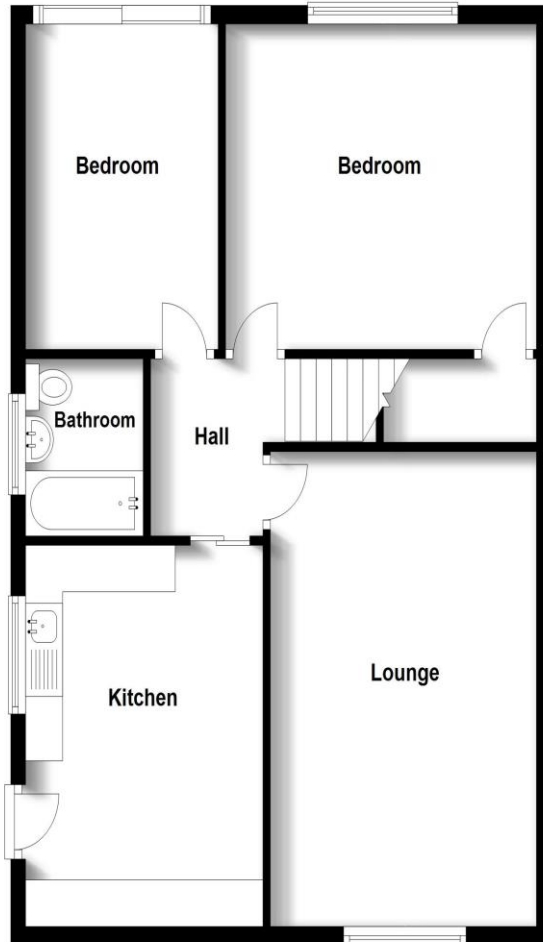
From Ashbourne town centre leave in a westerly direction along the A52 Leek/Stoke road. At Mayfield turn left on the B5032 signposted Ellastone/Roicester/Uttoxeter. Proceed through the village of Ellastone and after about one mile bear right signposted Denstone. Continue towards the village and pass over the roundabout and proceed straight ahead and at the top of the hill bear left into Marpit Lane where the property will be found on the right.



Ref: FTA2284

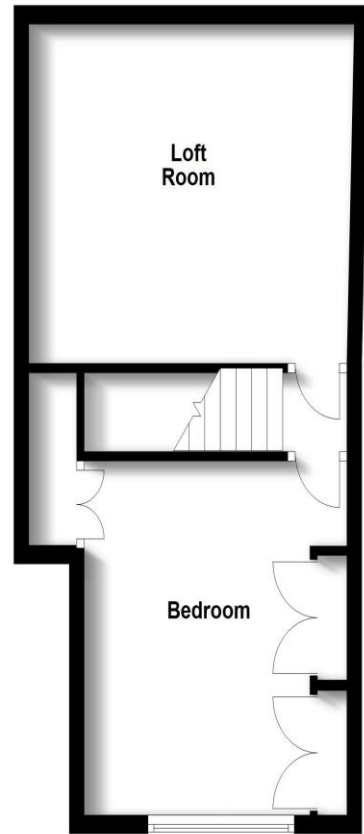
### Ground Floor

Approx. 67.0 sq. metres (720.8 sq. feet)



### First Floor

Approx. 34.6 sq. metres (372.3 sq. feet)



Total area: approx. 101.5 sq. metres (1093.1 sq. feet)

**12 Marlpit Lane , Denstone, Staffordshire, ST14 5HH**

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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.