

Windmill Drive

Marchington, Uttoxeter, ST14 8JP

John 
German




FOR SALE
John 
German
Sales & Lettings
01889 567444



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£350,000

A photograph of a living room with pink walls. In the center is a wooden fireplace with a white mantel and a small vase on top. To the right is a floral patterned sofa and a matching armchair. A round wooden coffee table is in front of the armchair. To the left, a doorway leads to a dining area with a wooden table and chairs. A large window with a wooden frame is on the right wall.

Well-proportioned traditional style detached home providing balanced family sized accommodation, situated in a highly desirable quiet village cul de sac backing onto fields, with no upward chain involved.

Maintained by the current owner, viewing and consideration of this spacious family sized residence is strongly recommended to appreciate its scope for personalisation, layout and room dimensions plus its fabulous cul-de-sac position.

Situated on the edge of the highly respected village of Marchington, amenities within walking distance include the First School, Community village store, public houses, village hall and a cricket club. The towns of Uttoxeter and Burton upon Trent are both within easy commutable distance as is the A50 dual carriageway linking the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

Accommodation

A storm porch with a uPVC part obscure double glazed entrance door leads to the welcoming hall where stairs rise to the first floor and doors lead to the spacious ground floor accommodation plus the cloakroom/WC.

The well-proportioned lounge has a focal fireplace and surround plus wide sliding patio doors opening to the brick base and uPVC double glazed constructed conservatory which has power and heating plus French doors opening to the pleasant rear garden.

The separate dining room has a wide window overlooking the garden and a door leading to the fitted breakfast kitchen which has a range of base and eye level units with work surfaces and breakfast bar, inset sink unit set below the front facing window, further light provided by a side facing window and door, space for electric cooker and further appliances plus two built-in useful cupboards and a door returning to the hall.

Completing the ground floor space is the study which could alternatively be used as a family room or play room having dual aspect windows providing natural light.

To the first floor the landing has a built-in airing cupboard and doors leading to the four good sized bedrooms, the rooms to the rear enjoying fabulous far reaching views over the surrounding countryside, and the fitted family bathroom which has a three-piece suite.

The front facing master bedroom has built-in wardrobes and the benefit of a fitted en suite shower room.

Outside

To the rear a paved patio leads to a garden laid to lawn with shaped borders enjoying a good degree of privacy and views over fields. To the front is a garden laid to lawn with borders. A tarmac driveway with brick edging provides ample off road parking extending to the side elevation and to the detached garage (7.70m x 2.52m) having an up and over door and personnel door to the garden. Additionally, there is a charging point for electrical vehicles.

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

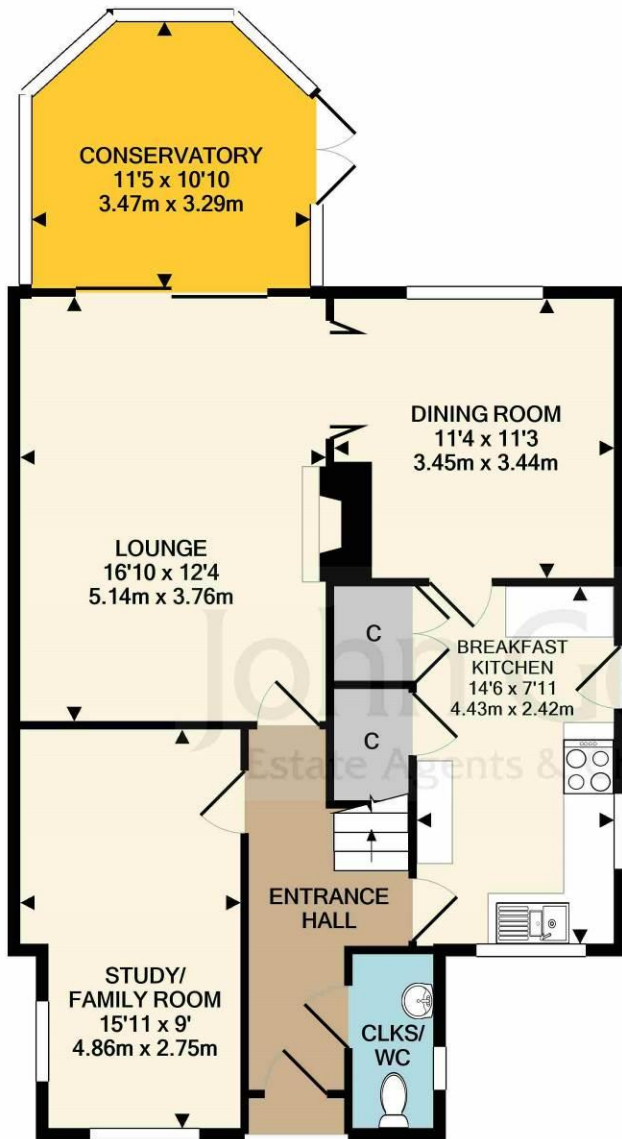
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.environment-agency.co.uk www.eaststaffsbc.gov.uk

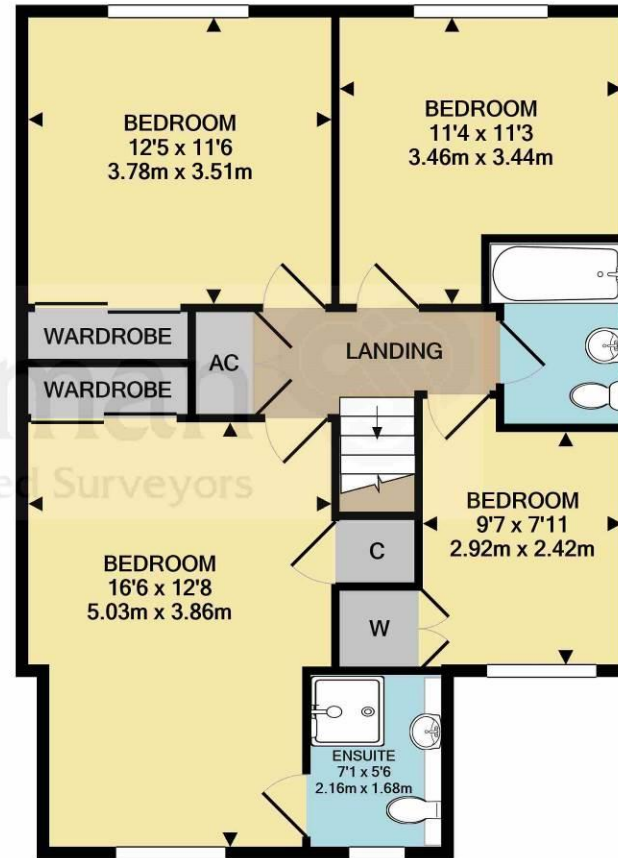
Our Ref: JGA/24022021 **Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band F







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Agents' Notes

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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		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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