

Moisty Lane

Marchington, Uttoxeter, ST14 8JY

John 
German





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Asking Price of £385,000

Magnificent, traditional double-fronted, semi-detached home providing superbly presented and vastly improved family sized accommodation including extended floor living space, enjoying fabulous far reaching panoramic views to the front and rear.



Situated on the edge of the highly desirable village backing onto fields and enjoying far reaching panoramic views over the surrounding countryside, inspection of this property is imperative to appreciate its size and location (especially on the ground floor), condition and its exact position.

The village of Marchington provides a good range of amenities including a community convenience store, first school, public houses, church and an active village hall. The town of Uttoxeter is within easy commutable distance, where a wide range of facilities can be found, including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, schools, Doctors', multi-screen cinema and a modern leisure centre. The nearby A50 dual-carriageway links the M1 and M6 motorways, plus the cities of Derby and Stoke-on-Trent.

Accommodation

A placement composite part-obscured, double glazed entrance door leads to the extremely welcoming hall which has dual-aspect windows, built-in cloaks cupboard and stairs rising to the first floor, plus doors to the spacious ground floor accommodation and the fitted downstairs WC.

The well-proportioned lounge has wide, double-glazed windows to both the front and rear elevations, enjoying lovely outlooks and providing an abundance of natural light, plus a focal living flame-effect gas fire set in the chimney breast. On the opposite side of the hall is a separate dining room which has the same quality laminated flooring as the lounge, and a wide front-facing window enjoying the fabulous outlook.

A real Wow! factor of the home is the well-sized fitted breakfast kitchen which has an extensive range of base and eye level units with granite work surfaces and matching breakfast bar, inset sink unit set below one of the dual-aspect windows overlooking the rear garden, fitted gas hob with an extractor hood over, built-in oven and combi-microwave, plus an integrated dishwasher and fridge-freezer. Doors lead to the two separate reception rooms, plus a tiled floor flows into the useful utility/side porch which has dual-aspect windows, doors to both the front and rear elevations, fitted unit with granite work surfaces and inset sink unit, plus space for appliances.

A door leads to the superior fitted family shower room, having a white three piece suite incorporating a double shower cubicle and having tiled walls.

Completing the ground floor accommodation is the generously sized conservatory that overlooks the rear garden and has heating, power and fitted window seats also providing storage, plus French doors opening out to the patio.

To the first floor, the pleasant landing has built-in storage and a rear facing window, plus doors leading to the four good sized bedrooms, each enjoying stunning views over the surrounding countryside to either the front or rear elevations. The superior family bathroom is fitted with a white three piece suite incorporating a panelled bath with an electric shower and fitted glazed screen above, plus complimentary tiled splashbacks. Additionally, the loft space is boarded, together with ladder access and integral light.

Outside to the rear, there is side access and a paved patio provides a lovely entertaining area enjoying a high degree of privacy, leading to the good sized garden which is mainly laid to lawn, being enclosed to three sides and having well stocked beds and borders, sheds (one with power and light), and a brick built outhouse, plus fabulous views to the rear over the fields and surrounding countryside.

To the front is a garden laid to lawn enjoying fabulous far-reaching views. A tarmac driveway provides ample off-road parking for several 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.gov.uk/government/organisations/environment-agency

<http://www.eaststaffsbc.gov.uk/planning>

Our Ref: JGA/02082021

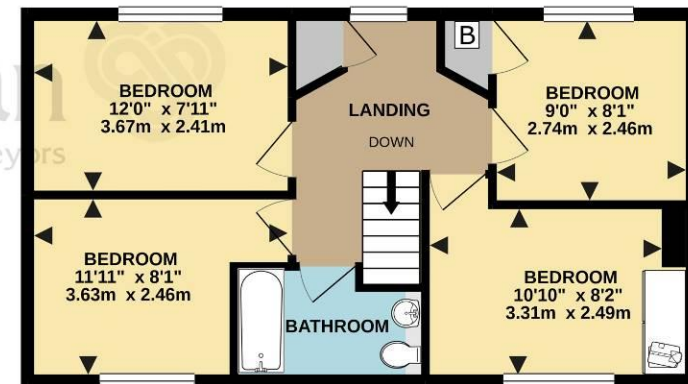




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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