

Woodland Views

Marchington, Uttoxeter, ST14 8NF

John 
German





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£360,000

Extremely well maintained and tastefully presented detached home providing generously sized and balanced family accommodation with a detached double garage, situated in a quiet cul de sac in the highly desirable village.



For sale with no upward chain involved, viewing and consideration of this lovely home is strongly recommended to appreciate its room dimensions and layout, condition and its position on the popular cul de sac.

Built by Stan Clarke Homes, the property has had one careful owner since new and benefits from a utility room extension to the side. Situated in this highly desirable village within walking distance to amenities including the St Peter's First School, its community village store, public house, active village hall and its church. Uttoxeter Cricket Club also plays its games at the villages cricket ground. The towns of Uttoxeter and Burton-on-Trent are both within easy commutable distance as is the A50 dual carriageway linking the M1 and M6 motorways plus cities of Derby and Stoke-on-Trent.

A uPVC part obscured double glazed entrance doors opens to the impressive and welcoming hall where stairs rise to the first floor and doors lead to the spacious ground floor accommodation plus the guest cloakroom/WC.

The spacious lounge is positioned at the rear of the home having a focal open fire and hearth plus wide patio doors opening to the pleasant garden. Glazed double doors open to the separate dining room which also overlooks the garden.

The third separate reception provides an ideal family room/study, though can equally adapt to be used as play room or teenagers chill out area, having a wide bow window to the front.

The fitted breakfast kitchen has a range of modern units with worksurfaces and breakfast bar, inset sink unit set below one of the two dual aspect windows, a fitted electric hob with extractor hood over and oven under plus space for further appliances. Doors return to the hall and utility. There is potential to remove the wall between the kitchen and dining room (subject to obtain the necessary consents/regulations).

Completing the ground floor space is the utility room which has a fitted worksurface and space for appliances, also providing an ideal space for kicking off coats and boots with a door to the outside.

To the first floor the landing has a built in double airing cupboard housing the hot water cylinder and doors to the four good sized bedrooms, three of which can accommodate a double bed and the fitted family bathroom which has a coloured suite and tiled walls.

The large master bedroom has built in wardrobes and further storage plus the benefit of a fitted en suite shower room incorporating a large double shower cubicle with a mixer shower over.

Outside, to the rear a paved patio provides a lovely entertaining area leading to the good sized garden that is mainly laid to lawn with well stocked beds and borders containing a variety of shrubs and plants, enclosed to three sides with gated access to the front.

To the front is a garden laid to lawn with borders. A wide driveway provides off road parking for several vehicles leading to a detached double garage which has an electrically operated up and over door.

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

Services: Oil fired central heating. No gas. 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 www.eaststaffsbc.gov.uk

Our Ref: JGA/06022023

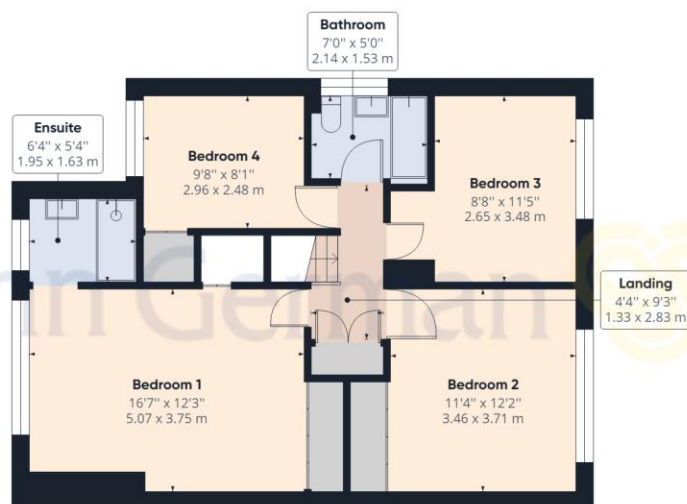
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band E







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1453.96 ft²

135.08 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.

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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		
69-80	C		72 c
55-68	D	55 d	
39-54	E		
21-38	F		
1-20	G		



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