

Church Lane

Marchington, Uttoxeter, ST14 8LJ

John 
German





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£565,000

Attractive individually designed and built, executive style detached home providing a lovely family sized residence, set in the heart of the highly desirable and well regarded village.



Having undergone an extensive refurbishment and improvement programme done by the current owners, internal inspection and consideration of this fabulous family home is strongly recommended to appreciate its room dimensions and layout, including a hugely impressive open plan living/dining kitchen, specification and exact position.

Situated in the highly regarded and desirable village, within walking distance to its range of amenities which include the community village store, first school, public houses and restaurant, village hall, church and the active cricket club. Several walks around the surrounding countryside are also on the doorstep. The towns of Uttoxeter and Burton are both in easy commutable distance, as is the city of Lichfield and the A50 dual carriageway which links the M1 and M6 motorways plus the cities of Derby and Stoke-on-Trent.

A composite and part obscured double glazed entrance door with side panels, opens to the extremely welcoming reception hall providing a wonderful introduction to the home, having stairs rising to the first floor and built in storage cupboards, plus doors leading to the spacious ground floor accommodation and the fitted guest WC.

The spacious yet extremely comfortable living room extends to the depth of the property, having dual aspect windows including wide French doors opening to the rear garden, providing an abundance of natural light and a focal chimney breast with a log burner set on the hearth.

The real hub of this home is the large living/dining kitchen which has dual aspect French doors providing an abundance of natural light in the dining area, which has a fitted bench and table, plus a soft seating area to the side. There is an extensive range of base and eye level units and an island with fitted work surfaces, five ring gas hob with a 'floating' extractor hood over, built in double oven, integrated dishwasher and fridge freezer, plus a wine fridge. Doors lead to the double garage and to the fitted utility room which has base and eye level units with work surfaces, space for appliances and a part double glazed door to the rear garden.

To the first floor, the landing has access to the loft, plus built in storage and doors lead to the five good size bedrooms, four of which can easily accommodate a double bed, plus the impressive family bathroom which has a modern white four piece suite incorporating both a roll top slipper bath and a separate double shower cubicle.

The spacious master bedroom has fitted wardrobes to one side, plus a separate dressing area and fitted en suite shower room which has a white three piece suite incorporating a corner double shower cubicle.

The second bedroom also benefits from fitted wardrobes and a fully tiled en suite shower room, having a white three piece suite. The third bedroom makes an ideal room for a teenager, having a separate sitting area.

Outside the property is set in a lovely low maintenance plot, having been hard landscaped with several seating areas positioned to take advantage of the sun, plus a timber pergola, a well stocked raised border containing a variety of shrubs and plants, a covered BBQ area and a fabulous summer house which has power and light plus insulation meaning it could be used as a home office or den if required.

To the front is a large block paved driveway providing ample off road parking, leading to the double garage which has an electric roller door, power and houses the wall mounted gas central heating boiler.

What3words: [hazel.highlighted.scorching](#)

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
www.eaststaffsbc.gov.uk

Our Ref: JGA/25052023

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









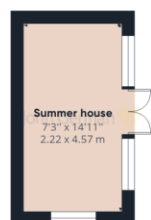




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2415.59 ft²

224.42 m²

Reduced headroom

59.74 ft²

5.55 m²

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



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	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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