

Didcot Drive

Marchington, Uttoxeter, ST14 8LT



Deceptively spacious single storey 'cluster' terrace in need of cosmetic updating providing a huge amount of potential occupying a lovely position with open fields to the front.

NO UPWARD CHAIN

£160,000

John German 

For sale with no upwards chain involved, viewing and consideration of this rather unusual home is strongly recommended to appreciate its room dimensions and layout, versatile accommodation, potential and its exact position.

Suitable for a variety of buyers including first time home owners looking for a project, home movers or downsizers.

Situated on the edge of a cul de sac enjoying open views over fields to the front, between the popular villages of Marchington and Draycott in the Clay. It is also within easy reach of the surrounding towns and cities of Uttoxeter, Burton on Trent and Lichfield. The nearby A50 dual carriageway links the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

Accommodation - An enclosed entrance porch leads to the good sized lounge which has a focal living flame effect LPG fire with feature surround, built in storage cupboard and dual aspect windows providing a wide front facing window overlooking the fields.

The spacious dining kitchen has a range of base and eye level units with work surfaces and inset sink unit, fitted hob with an extractor over and oven under, plumbing for a washing machine and space for further appliances. There is a further built in storage cupboard and additional light provided by a skylight in the kitchen area.

A glazed door and window leads to the pleasant garden room providing further living space with double glazed windows and a part double glazed door opening to the garden plus direct access into the garage.

Also approached off the dining kitchen is an additional reception room which has a front facing window enjoying views and built in cupboard. This room offers potential to be used a third bedroom if required.

An inner hall leads to the two good sized bedrooms, the master extending to the width of the property and the second bedroom having a built in wardrobe.

Completing the accommodation is the fitted shower room which has tiled walls and a white suite in addition to a separate WC both having skylights providing natural light.

To the rear there is an enclosed low maintenance garden that extends to the side elevation enjoying a degree of privacy with space for a greenhouse and gated access to the front.

To the front is a concrete hardstanding providing off road parking and giving access to the garage which has an up and over door, power and doors to three useful storage sheds/cupboards.

what3words: repeats.salutes.flattered.

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

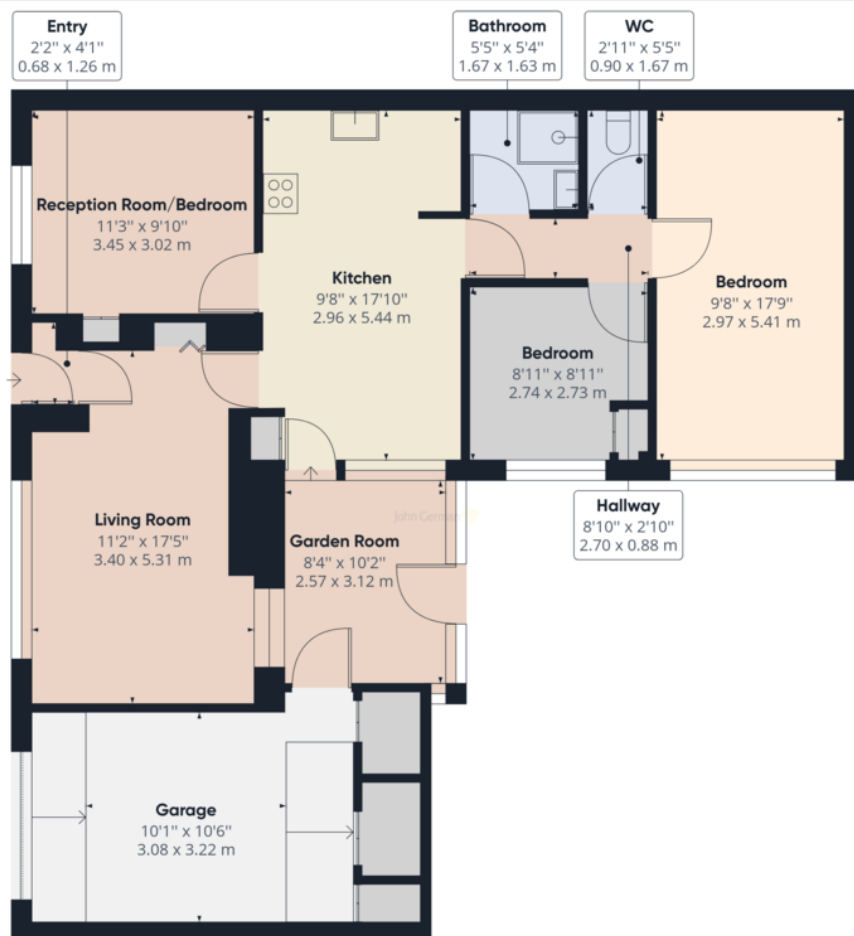
Services: LPG central heating. Mains water, drainage and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites:

www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/03072023

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



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Approximate total area⁽¹⁾

1145.46 ft²
106.42 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.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



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Agents' Notes
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 Burton upon Trent | Derby | East Leake | Lichfield
 Loughborough | Stafford | Uttoxeter

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