

# Didcot Drive

Marchington, Uttoxeter, ST14 8LT

John   
German






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Offers In Region Of £220,000

The image shows a bright, modern interior. In the foreground, a dining table with light-colored wooden chairs is partially visible. To the right, a kitchen area features light grey cabinetry, a dark countertop, and a built-in oven. A washing machine is integrated under the counter. In the center, a wooden door leads to a sunroom or conservatory. The sunroom has large glass doors, light-colored curtains, and a white wicker chair. The floor is covered in light-colored square tiles. The ceiling has recessed lighting and two square light fixtures.

**Deceptively spacious mid terrace home with well proportioned accommodation set over three floors including an impressive ground floor extension, occupying a pleasant position on this popular cul de sac.**

Suitable for a variety of buyers including those looking for their first home, young families or those looking to move up or down the property ladder. Viewing is strongly recommended to appreciate the room dimensions and layout, impressive ground floor space including a semi open plan dining kitchen and family room, pleasant garden and the far reaching views to the rear from the first and second floors. For sale with the advantage of no upward chain.

Situated on a popular cul de sac positioned on the edge of Marchington on route to Draycott in the Clay, also within easy commutable distance to the surrounding towns of Uttoxeter and Burton on Trent plus the city of Lichfield. The nearby A50 dual carriageway links the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

Accommodation - A uPVC part obscure double glazed entrance door opens to the hall where stairs rise to the first floor and an oak and part glazed door leads to the spacious ground floor accommodation.

The generously sized lounge has a focal chimney breast with an inset multi fuel burner which also serves the central heating system, set on a hearth plus a useful under stairs cupboard and a wide front facing window providing natural light.

To the rear of the property is the real hub of the home comprising a full width dining room with a tiled floor that opens into the fitted kitchen area equipped with a range of base and eye level units, work surfaces, inset sink unit with mixer tap, space for an electric range stove with an extractor hood over, plumbing for both a washing machine and dishwasher plus space for further appliances. An abundance of natural light comes from the rear facing window, part glazed door out to the garden plus a double glazed skylight. The separate family area has a useful built in cupboard and French doors opening to the garden.

To the first floor the pleasant landing has stairs rising to the second floor and doors leading to two double bedrooms each having built in wardrobes, the spacious rear facing master enjoys far reaching views over fields. The fitted family shower room has a modern white three piece suite with complementary tiled splash backs.

To the second floor the landing has a front facing skylight and a door leading to the third double bedroom that is immersed in natural light from its front facing skylight and a wide rear facing window enjoying far reaching views. The en suite bathroom has a modern white three piece suite, tiled splash backs and a fitted airing cupboard.

Outside - To the rear a paved patio and decked seating area with pergola provides a lovely entertaining area adjacent to the kitchen and family room. The main garden is enclosed to three sides with artificial lawn and a fabulous natural stone paved patio presently provides space for a hot tub. Gated access leads to the shared vehicular access at the rear.

To the front is a double width driveway providing off road parking enclosed to two sides.

**what3words:** mimics.linguists.numeral

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

**Services:** The property has a solid fuel central heating system. Mains water, drainage and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

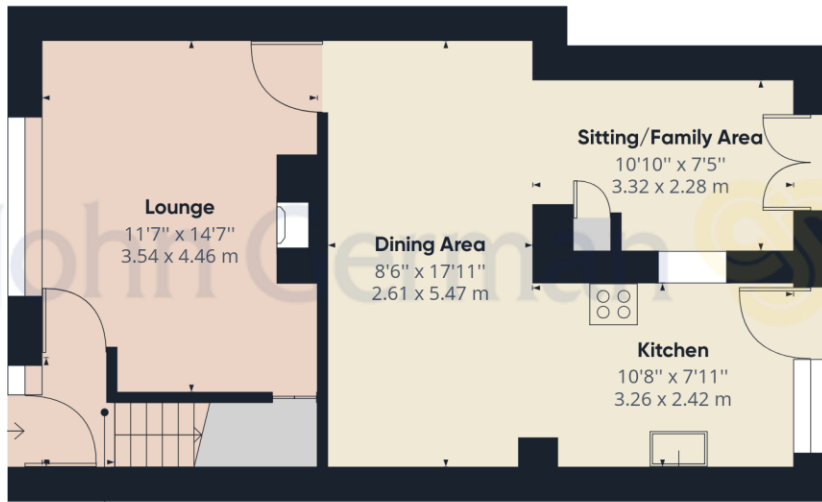
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/21082023

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

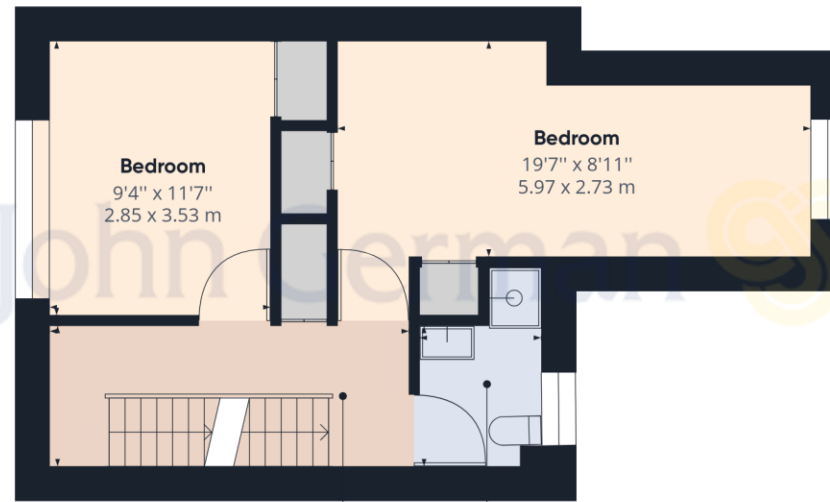






**Hallway**  
3'2" x 4'10"  
0.98 x 1.49 m

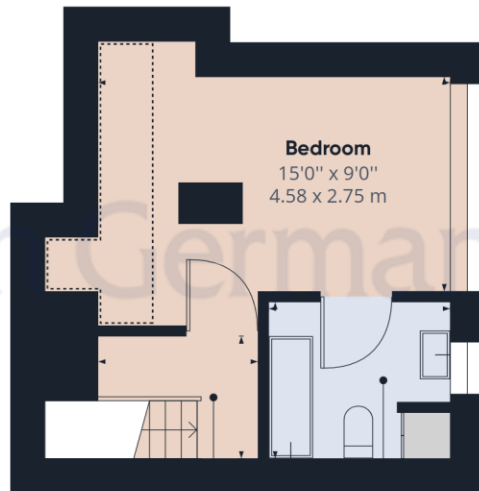
**Ground Floor**



**Landing**  
14'1" x 6'2"  
4.55 x 1.88 m

**Shower Room**  
5'7" x 5'9"  
1.71 x 1.76 m

**Floor 1**



**Landing**  
6'10" x 5'3"  
2.09 x 1.62 m

**Bathroom**  
7'9" x 6'9"  
2.36 x 2.08 m

**Floor 2**

**Approximate total area<sup>(1)</sup>**

1207.79 ft<sup>2</sup>

112.21 m<sup>2</sup>

**Reduced headroom**

34.76 ft<sup>2</sup>

3.23 m<sup>2</sup>

(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.

**GIRAFFE360**



### 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	56 D	
39-54	E		
21-38	F		
1-20	G		



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