

# Windmill Drive

Marchington, Uttoxeter, ST14 8JP

John   
German





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£360,000

**Substantial traditional style detached home providing well proportioned family sized accommodation, occupying a lovely position on a quiet cul de sac situated towards the edge of this highly sought after village.**

Viewing of this generously sized 'Stan Clarke' built residence is strongly recommended to appreciate its size and layout including a single storey ground floor extension, scope for some personalisation and its delightful cul de sac position and plot enjoying privacy to the rear.

Situated towards the edge of this well regarded and desirable village within walking distance to its range of amenities including the community run convenience shop, The Dog and Partridge public house and restaurant, first school, active village hall, the cricket club and football pitch, and its church. Several walks through the surrounding countryside are also on the doorstep. The towns of Uttoxeter and Burton upon Trent are both within easy commutable distance and the nearby A50 dual carriageway links the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

Accommodation - A timber and part obscure glazed door opens to the welcoming hall where stairs rise to the first floor and doors lead to the spacious ground floor accommodation and the fitted guest cloakroom/WC which has a white two piece suite.

The well proportioned lounge has a focal open fire with a cast grate and decorative ceramic tiled insert, and wide French doors providing both light and direct access to the rear garden. Obscure glazed double doors open to the dining room enjoying a pleasant view over the rear garden.

The fitted breakfast kitchen has been extended both forwards and sideways having a range of base units plus an island with fitted worktops and matching breakfast bar, inset sink unit set below the front facing window and further natural light coming from a side facing window. There is space for a range stove with an extractor hood over, integrated dishwasher, space for further appliances plus two useful storage cupboards.

The utility room has fitted units and a worktop with an inset sink unit, plumbing for a washing machine and a door to the side elevation. A door leads to the small office/playroom which has a side facing window and French doors opening to the rear garden.

To the first floor the landing has access to the loft and a built in double airing cupboard. Doors lead to the three good sized bedrooms which can accommodate a double bed and one smaller bedroom. Two of the bedrooms have built in wardrobes. The master bedroom has an extensive range of fitted wardrobes and the benefit of its own en suite shower room having a white three piece suite incorporating a corner shower cubicle with an electric shower over.

Completing the accommodation is the fitted family bathroom also having a cream three piece suite including a panelled shower bath with an electric shower over and tiled splash backs plus half tiled walls.

Outside - To the rear a block paved patio and seating area extends to the width of the plot providing a pleasant seating and entertaining area enjoying a good degree of privacy. Beyond this the garden is mainly laid to lawn with well stocked beds and borders containing a variety of shrubs and plants, shed and gated access to the front.

To the front is a lawned garden with well stocked beds and borders. A tarmac driveway provides ample parking for several vehicles leading to a garage having an electric roller door with power points and light.

what3words: handfuls.vent.narrating

**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.gov.uk/government/organisations/environment-agency)

[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/13102023

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





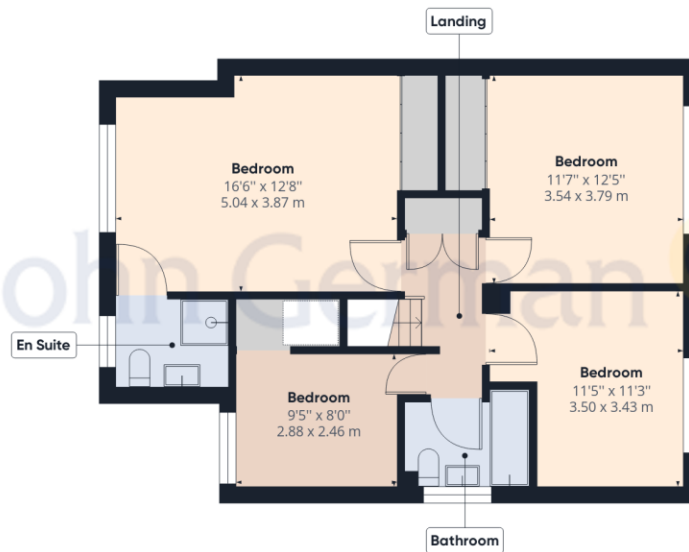


Ground Floor

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

1592.19 ft<sup>2</sup>

147.92 m<sup>2</sup>



Floor 1

(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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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