

Church Lane

Marchington, Uttoxeter, ST14 8LJ



Extremely well presented and immaculately maintained detached bungalow with a rear extension providing generously sized and versatile living space, occupying a delightful position in this highly sought after village.

NO UPWARD CHAIN

£350,000

John German

For sale with no upwards chain involved, viewing of this lovely detached home is strongly recommended to appreciate its room dimensions and layout, condition, delightful plot and its exact position in the village.

Situated in this highly desirable village within a 'stone's throw' of the village community shop and Dog and Partridge public house and restaurant. The other village amenities are also within walking distance including the active village hall, first school, cricket club and church. Several walks through surrounding countryside are also on the doorstep and the town of Uttoxeter with its wide range of amenities is only a short drive away. The town of Burton upon Trent and city of Lichfield are also within easy commutable distance.

A replacement composite part obscure double glazed entrance door and side panel opens to the welcoming L-shaped hall having a useful built in storage cupboard and doors leading to the spacious accommodation.

Positioned at the front of the property is the well equipped fitted kitchen having a range of base and eye level units with worktops and inset sink unit set below one of the dual aspect windows, fitted electric hob with an extractor over, built in electric oven and further combination oven, integrated fridge freezer and space for a washing machine. It also houses the combination gas boiler that serves hot water and central heating.

Behind is the pleasant lounge which has a side facing window and two sun pipes providing an abundance of additional natural light plus a focal brick fireplace with a living flame electric fire.

The extended separate dining area has a wide uPVC double glazed door and matching side panels opening to the garden.

A glazed door leads to the versatile additional reception room that could easily

be used as a third bedroom.

There are two double bedrooms, the rear facing master having fitted wardrobes to one side and both enjoy a pleasant outlook.

Completing the accommodation is the impressive fitted shower room which has a contemporary three piece suite incorporating a double shower cubicle with a digital thermostatic mixer shower over.

Outside - To the rear there is a pleasant westerly facing low maintenance enclosed garden with a natural stone paved patio and seating area providing a lovely entertaining space, artificial lawn and raised borders containing a variety of shrubs. A wrought iron gate leads to the side elevation.

To the front is a garden laid mainly to lawn with well stocked borders. A block paved driveway provides ample parking extending to the side of the bungalow leading to the detached garage which has power points, light and a side facing window.

what3words: enough.cherish.harmlessly

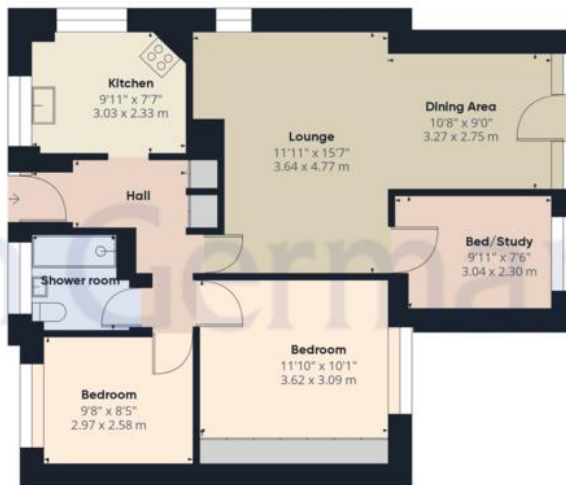
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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

Our Ref: JGA/08112023

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



Ground Floor Building 1



Ground Floor Building 2

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Approximate total area¹⁾

914.28 ft²

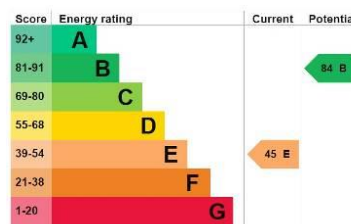
84.94 m²

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





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Agents' Notes

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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.

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