

Brookside House

Church Lane, Marchington, Uttoxeter, ST14 8LJ

John
German





Church Lane

Marchington, Uttoxeter, ST14 8LJ

£495,000

Comprehensively and sympathetically renovated cottage providing deceptively spacious accommodation combining original features and character with high specification living, situated in the highly sought after village backing onto fields.



For sale with no upward chain involved, internal inspection and consideration of this magnificent semi detached cottage is imperative to appreciate the combination of the abundance of retained character and features including exposed beams and fireplaces with high specification contemporary living including Cat 6 Ethernet points. Situated in the well regarded and highly desirable village within walking distance to its range of amenities including the community village shop, first school, active village hall, cricket club and church. The towns of Uttoxeter and Burton upon Trent plus the city of Lichfield are all 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.

An arched composite and part double glazed entrance door opens to the enclosed porch which has a timber stable door leading to the impressive refitted breakfast kitchen which extends to the depth of the cottage with a range of base level units with timber tops and inset sink unit set below the front facing window, fitted electric hob with an extractor hood over and double oven under, plus space for a fridge freezer. A real focal point of this room is the original exposed brick fireplace with a Rayburn set on a blue brick hearth and a lovely heavily beamed ceiling.

The well proportioned dining hall also has the lovely beamed ceiling and dual aspect windows to both the front and rear elevations. A recess has stairs rising to the first floor and access to the front of the property. The extremely comfortable living room has a focal chimney breast with an exposed brick fireplace and hearth (with gas point), and a front facing window. Completing the ground floor space is the fitted utility room which has dual aspect windows and a part glazed composite door providing access to the patio. There is a range of base level units with timber tops, integrated washing machine and tumble dryer, plus a door to the useful understairs cupboard and to the fitted downstairs WC which has a white contemporary two piece suite with a feature mosaic tiled floor.

To the first floor, the landing has feature exposed wall timbers and a rear facing window with stairs rising to the second floor master and doors leading to the three good sized bedrooms. All bedrooms are able to accommodate a double bed with the second bedroom having feature sliding doors to a useful built in wardrobe/airing cupboard. The luxury family bathroom has a contemporary white suite incorporating a panelled bath with a mixer shower and glazed screen above, tiled splashbacks and a feature mosaic tiled floor.

Finally, there is the impressive second floor master bedroom having dual aspect skylights providing an abundance of natural light and views towards the cricket club to the front and fields to the rear, plus a feature glazed balustrade and the benefit of a luxury en suite shower room, also having a contemporary white suite with complimentary tiled splashbacks and matching floor.

Outside, to the rear, a spacious paved patio provides a lovely seating and entertaining area leading to the good sized garden which is predominantly laid to lawn with gravelled beds and views over the adjoining fields. To the side is a gravelled driveway providing parking and space for bins.

What3words: scorecard.lunching.order

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.

Flood risk: The property is located in a Flood Risk Zone 3 but has flood defences and the vendor has made us aware it has not flooded during their ownership.

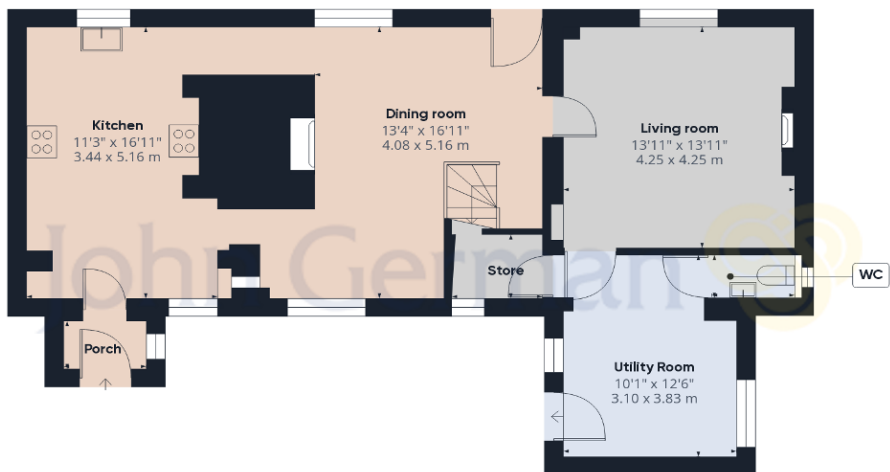
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/21122023

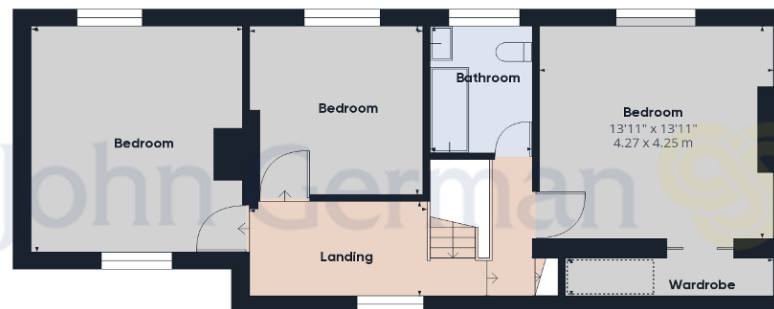
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band E



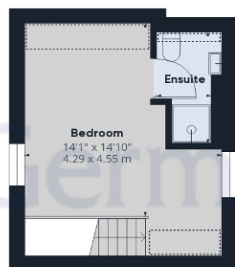




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1685.06 ft²

156.55 m²

Reduced headroom

43.91 ft²

4.08 m²

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.

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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.

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		86 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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