

# Didcot Drive

Marchington, Uttoxeter, ST14 8LT



Very unusual property offering really nicely proportioned accommodation which is extremely rare in the bungalow market! With a large open plan dining kitchen fitted with smart modern units, separate living room and three generous bedrooms. No chain.

£190,000



John German

Located within the popular semi-rural village of Marchington which is surrounded by lovely countryside and has ease of access to the A50 linking to Derby, Uttoxeter and Stoke on Trent and the M6 and M1 motorways.

To the front of the property is an enclosed porch opening into a bright and airy living room with a picture window overlooking the front garden and a feature fireplace incorporating an electric fire, newly fitted carpet and useful cloaks cupboard.

Sat at the heart of the property is a lovely open plan dining kitchen with laminate flooring and ample dining space overlooking the rear patio. The kitchen is fitted with a range of fitted base and eye level units with a ceiling height skylight above, roll edge granite effect work tops with inset stainless steel sink unit and draining board with modern mixer tap, built in four ring electric hob and integrated electric fan assisted oven, plumbing for an automatic washing machine, complementary ceramic wall tiling and useful pantry / storage cupboard. A further cupboard houses the gas combination boiler servicing the central heating and hot water systems and there is an entrance door to the side.

The inner lobby leads off to bedrooms one and three as well as the bathroom and separate WC.

The bathroom is fitted with a full suite comprising panelled bath with mixer tap and shower attachment over and pedestal wash basin, tiled splashbacks, laminate flooring and ceiling height skylight. There is separate low flush WC with tiled splashbacks and extractor fan.

Bedroom one is a lovely big bedroom with laminate flooring and a large window overlooking the patio to the side.

Bedroom three has with built in wardrobe, laminate flooring and a window overlooking the patio.

Bedroom two sits to the front of the property overlooking the front garden with laminate flooring.

Centrally heated with uPVC double glazing throughout.

Outside, the property is set back from the road behind a lawned front garden with a long driveway to the side leading to a range of outbuildings. To the rear is a large paved patio garden with a gated lawned area to the side.

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

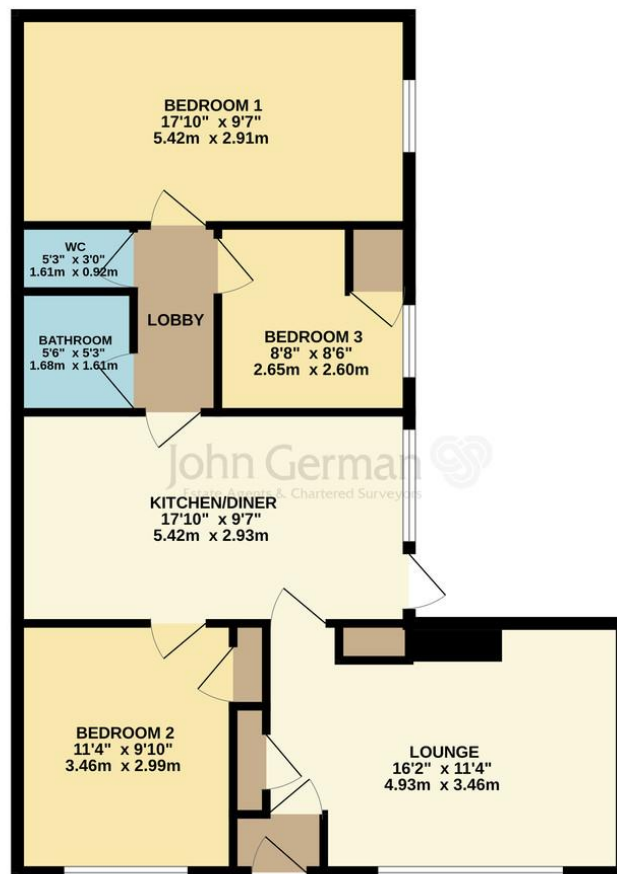
**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**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/03112023

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

#### GROUND FLOOR











Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E		
21-38	F	26 F	
1-20	G		



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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.

**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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 Burton upon Trent | Derby | East Leake | Lichfield  
 Loughborough | Stafford | Uttoxeter

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