Woodland Views

Marchington, Uttoxeter, ST14 8NF









Highly suitable for a variety of potential family buyers including multi generational homes, blended families or those simply looking to downsize, internal inspection of this highly impressive individual home is essential to appreciate its versatile layout and standard.

Situated in this highly popular and well regarded village within walking distance to its range of amenities including St. Peter's First School, The Dog and Partridge public house and restaurant, community village shop, village hall and the cricket dub. The towns of Uttoxeter and Burton upon Trent plus the Cathedral city of Lichfield are all within easy commutable distance as is the A50 dual carriage way linking the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

Accommodation - An endosed light and airy reception hall with a glazed roof and underfloor heating provides a hugely impressive introduction to the home with mirrored doors concealing a built in doaks cupboard and guest's WC.

The hub of the home is the large dual aspect open plan living dining kitchen that is perfect for families and entertaining having full height windows to the front and side elevations plus wide uPVC double glazed French doors to the garden. The focal point of the room is the media wall which has an inset living flame effect electric fire. The kitchen has an extensive range of contrasting units with feature lighting and complementary worktops alongside an island with an inset sink unit. There is an integrated dishwasher, space for a range stove with extractor hood over and space for an American style fridge freezer.

An inner hall leads to the three bedrooms including the fabulous master suite which has a bank of fitted wardrobes and a wide opening to the superior en suite shower room that has 'his and hers' wash basins with cupboards under, a comer shower area and wide obscure double glazed French doors to the courtyard garden.

The excellent family bathroom has a white five piece suite incorporating 'his and hers' wash basins, a deep panelled bath and a separate corner shower cubi de with an electric shower room.

The fourth bedroom is approached via the dining area having French doors out to the courtyard garden and the benefit of its own en suite shower room with a white three piece suite.

From the reception hall, a door leads to a lobby area where steps lead to the remaining accommodation starting with a ground floor adaptable room which was previously the double garage and is presently utilised as a gym. It would equally be adept to be used as a games room or home cinema. French doors open to the courtyard garden and doors lead to a laundry room with fitted units and concealed appliance space, and to a dressing room that in turn leads to a WC.

Above this is a first floor double bedroom which has skylights and storage space in the eaves.

Outside - To the rear is a walled, low maintenance courtyard garden which enjoys a high degree of privacy with natural stone effect paving and timber decking plus a raised slate bed.

To the side is a lawned garden which wraps around to the front, endosed by established hedges with raised beds.

Feature granite steps with slate shale borders leads to the front door. A wide drive way provides off road parking for several vehicles.

Please note: The external photographs used are from previous marketing.

what3words: sharpness.changing.laughs

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

representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction:

Parking: Drive

Electricity supply: Mains Water supply: Mains Sewerage: Mains Heating: Mains gas

(Purchasers are advised to satisfy the mselves as to their suitability).

Broadband type: Fibre

See Ofcom link for speed: https://checker.ofcom.org.uk/

Mobile signal/coverage: See Ofcomlink https://checker.ofcom.org.uk/
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band C
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/10062025

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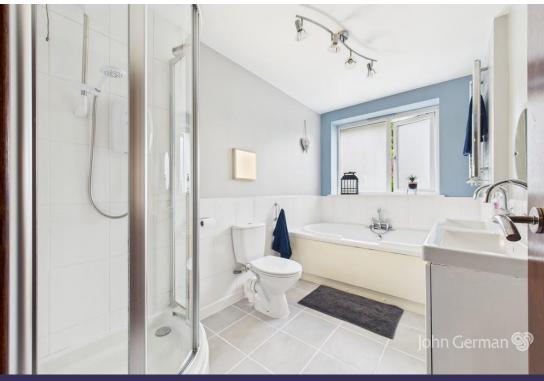




























Approximate total area⁽¹⁾

2299 ft² 213.4 m²

Reduced headroom

74 ft² 6.8 m²

Bedroom
186' x 160'
5.65 x 4.88 m

(1) Excluding balconies and terraces

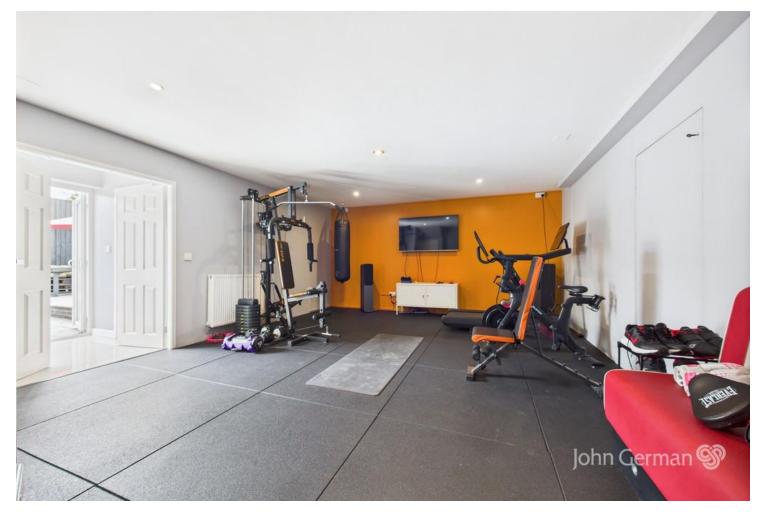
Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Floor 1



Agents' Notes

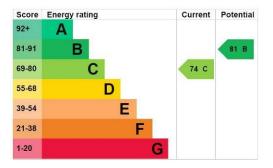
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