







Nestled in the charming village of Marchington, Staffordshire, lies this exquisite detached family home. This property boasts elegance and space, offering three reception rooms, four bedrooms, and two bathrooms - perfect for a growing family or those who love to entertain.

Situated on a generous 0.6 acre plot, this home provides the tranquility of village life with the convenience of amenities in walking distance. The south-facing garden is a sun haven, ideal for relaxing or hosting summer gatherings. The addition of solar panels enhances energy efficiency to circa £600.00 saving per annum (est.)

As you approach the property, a private gravelled driveway welcomes you, leading to ample off-road parking for several vehicles. The double garage provides even more space and convenience, with the potential to convert into additional living areas or a home office if required (STPP)

Inside, the house offers around 3000 sq. ft. of living space, featuring three reception rooms that can be tailored to suit your lifestyle. The four spacious bedrooms provide comfort and privacy, making this home a peaceful retreat for all residents.

Surrounded by mature borders and tree lines, the property exudes a sense of peace and serenity, creating a picturesque backdrop for everyday life. Whether you're enjoying a quiet morning coffee in the garden or hosting a dinner party in one of the spacious reception rooms, this house offers endless possibilities for creating lasting memories.

If you're seeking a spacious and elegant home in a tranquil village setting, look no further than this stunning property.

Book your viewing appointment today to experience the charm and beauty of this exceptional residence.





## Porch

With a double glazed window to the side elevation, double timber front entry doors, central heating radiator, internal doors lead to:

## Dining Room

With a double glazed window to the rear elevation, dog leg staircase rising to the first floor landing and understairs storage space.

## Study Area

With a double glazed window to the front elevation, fitted oak veneer desk unit with base level drawer storage.

## Lounge

Featuring triple aspect views to the front, rear and side elevations with two double glazed units and a set of double doors leading to the rear patio. The focal point of the room being the cast multifuel log burning fireplace with exposed brick backing, timber mantle and stone tiled hearth, x3 TV aerial points and two central heating radiators.

## Cloaks/WC

With a double glazed frosted glass window to the front elevation, complementary tiling to both floor and wall coverings, low-level WC, pedestal wash hand basin with mixer tap and chrome heated towel radiator.

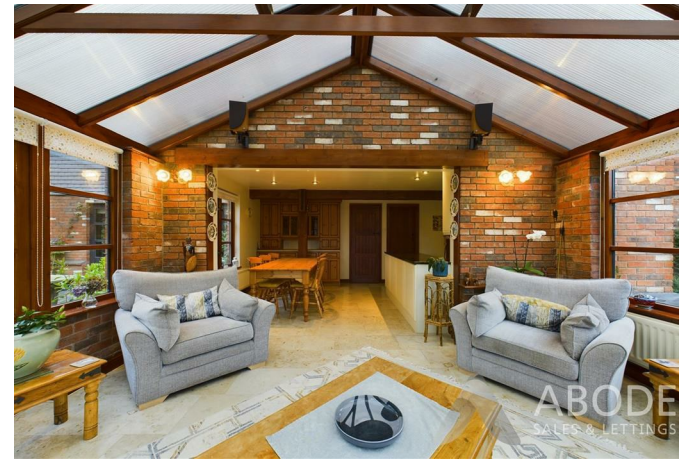


## Kitchen/Diner

With two double glazed windows to both side elevations, the kitchen features a range of matching base and eye level storage cupboard and drawers with granite drop edge preparation work surfaces and complementary tiling to both floor and wall coverings. A range of integrated appliances includes a four ring Rangemaster cooker with hot plate and matching extractor hood, one and a half stainless steel sunken sink and carved inset drainer, dishwasher and spotlighting to ceiling. Opening leading to:











### Garden Room

With double glazed windows to all elevations, double doors leading to the rear garden and central heating radiator.

### Utility Room

With a double glazed window to the side elevation, featuring a range of matching base and eye level storage cupboards and drawers with granite effect roll top preparation work surfaces, stainless steel sink and drainer with mixer tap, space and plumbing for under counter white goods and further appliances, central heating radiator, internal door leads to:



### Rear Porch

With a double glazed timber door leading to the rear, tiled flooring throughout, airing cupboard housing the hot water immersion tank, thermostat and internal doors leading to:

### Double Garage

With 2x up and over doors to the front elevation, double glazed window to the rear elevation, oil fired central heating boiler and space for further white goods and appliances.

### Landing

With a double glazed window to the front elevation, access to loft space via attach, two central heating radiators, built in eaves storage space, wall lighting and internal doors leading to:

### Bedroom One

With two double glazed windows to front and side elevations, two central heating radiators, a range of built-in fitted wardrobes with automatic lighting housing a range of shelving and hanging rails, internal door leads to:



### En-suite

With a double glazed window to the side elevation, featuring a three-piece shower room suite comprising of low level WC, floating wash hand basin with mixer tap, double shower cubicle with complementary tiling to wall and floor coverings, shaving point, chrome heated towel radiator and spotlighting to ceiling.

### Bedroom Two

With two double glazed windows to both front and rear elevations, two central heating radiators, TV aerial point, built in eaves storage space and two built-in wardrobes with hanging rails and shelving and automatic lighting.

### Bedroom Three

With a double glazed window to the rear elevation, central heating radiator, TV aerial point and a range of built-in fitted wardrobes with shelving, hanging rails and automatic lighting.

### Bedroom Four

With a double glazed window to the rear elevation and central heating radiator.

### Bathroom

Featuring a four piece family bathroom suite comprising of low-level WC, wash hand basin with mixer tap, bath unit with mixer tap, double shower cubicle with sliding door, electric shower over and complementary tiling to both floor and wall coverings, chrome heated towel radiator, spotlighting to ceiling and extractor fan.

### Services

The property is equipped with mains water, electricity and drainage, with an oil tank servicing the heating fuel source. Sixteen solar panels are installed to the south facing roof, providing a substantial annual dividend of over circa £600 (estimated Year 2023), tariff commencing from 2014.

















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Floor 0

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

155.14 m<sup>2</sup>  
1669.92 ft<sup>2</sup>

**Reduced headroom**

0.36 m<sup>2</sup>  
3.88 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom:**

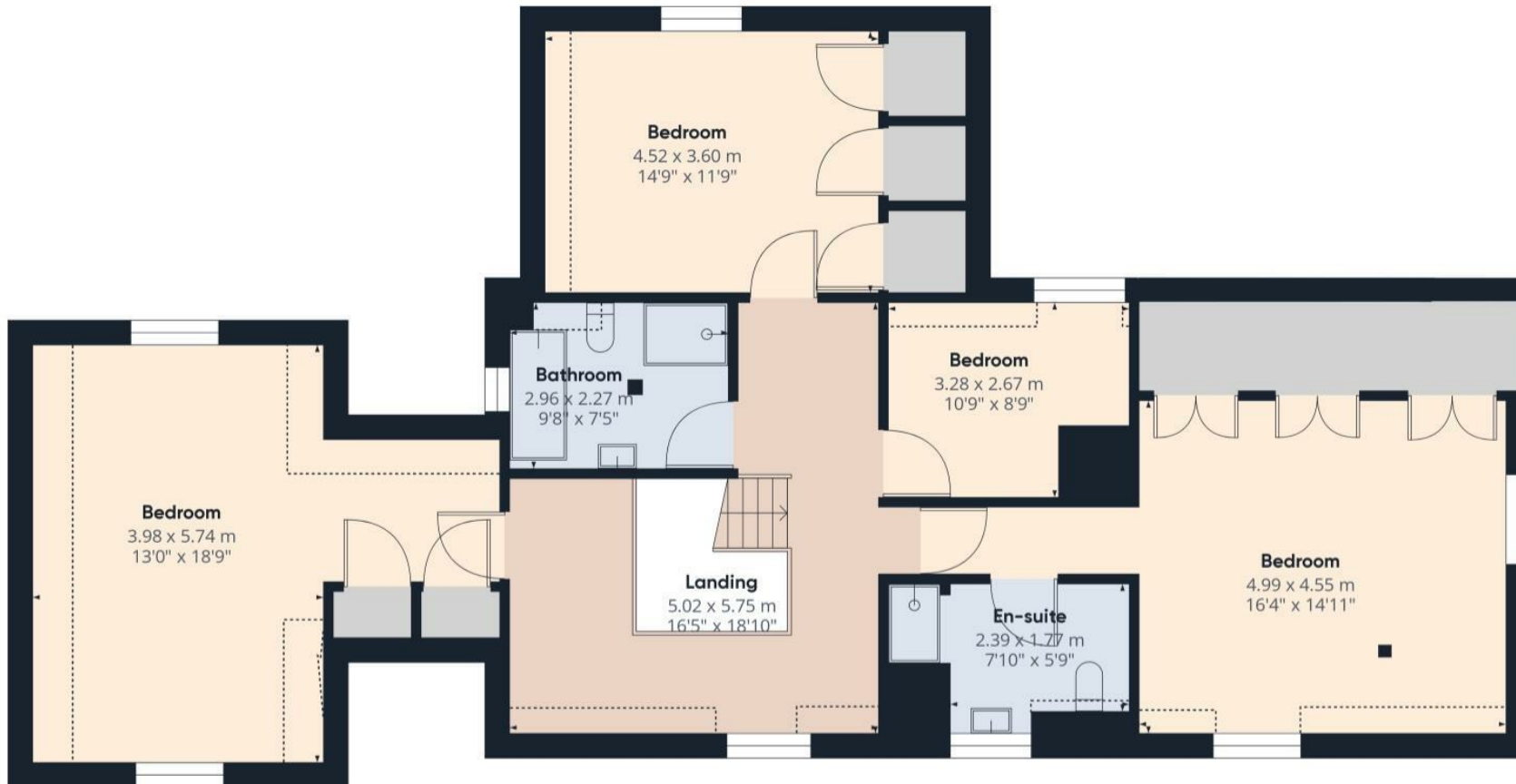
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE 360**





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

112.43 m<sup>2</sup>  
1210.18 ft<sup>2</sup>

**Reduced headroom**

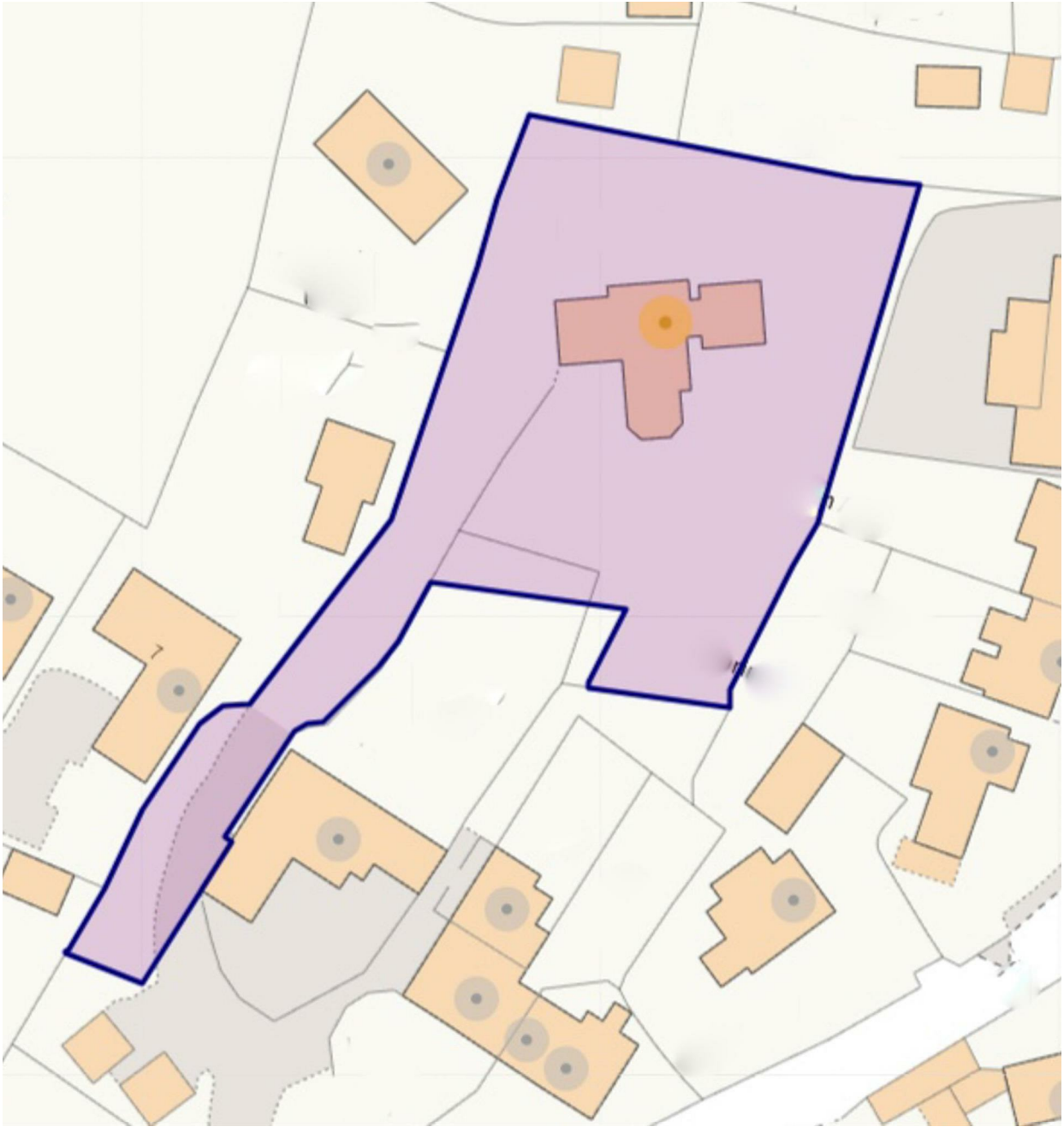
10.99 m<sup>2</sup>  
118.27 ft<sup>2</sup>

(1) Excluding balconies and terraces

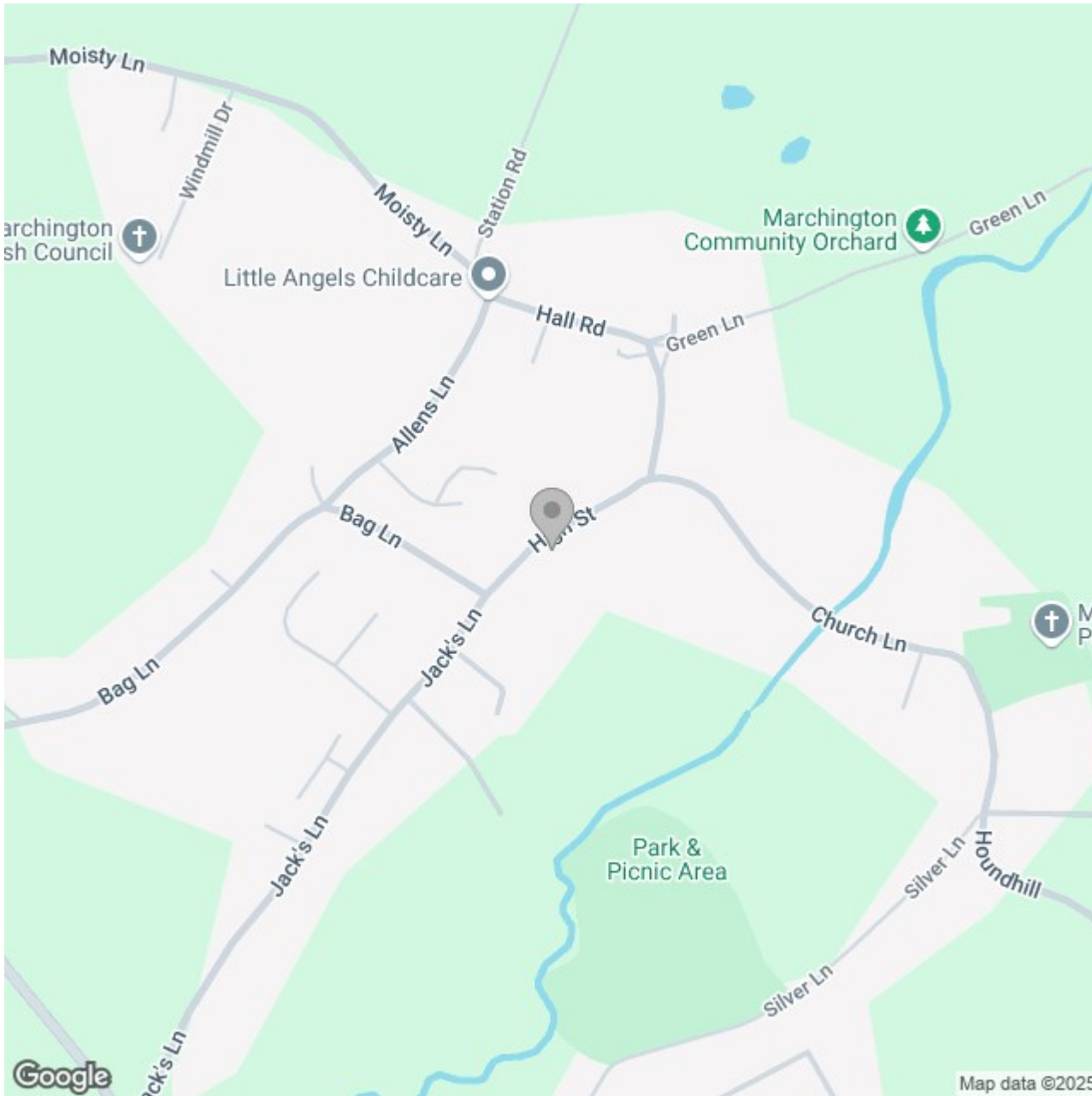
Reduced headroom

..... Below 1.5 m/5 ft









## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	