



# RE/MAX

## PROPERTY HUB



**Church Lane, Uttoxeter, ST14 8LJ**

**Asking price £550,000**

A Fantastic recently modernised family home set within the popular village of Marchington, within walking distance of the the village shop, pub and park. The property is fully gas central heated and the low maintenance rear and side gardens with summer house provide a great entertaining space for friends and family.

There is ample off road parking to the front of the property and once you enter the front door you will see the quality on offer inside the property.

Entrance Hall 5'8" x 12'6" (1.74 x 3.82)



Bathroom 8'4" x 8'6" (2.56 x 2.61)



Lounge 14'7" x 18'9" (4.46 x 5.73)



Family bathroom with 4 piece suite, including double shower cubicle and roll top free standing bath.

Bedroom 2 14'7" x 10'10" (4.45 x 3.31)



With double patio doors leading to the rear garden

Kitchen Diner 22'6" x 10'5" (6.87 x 3.18)



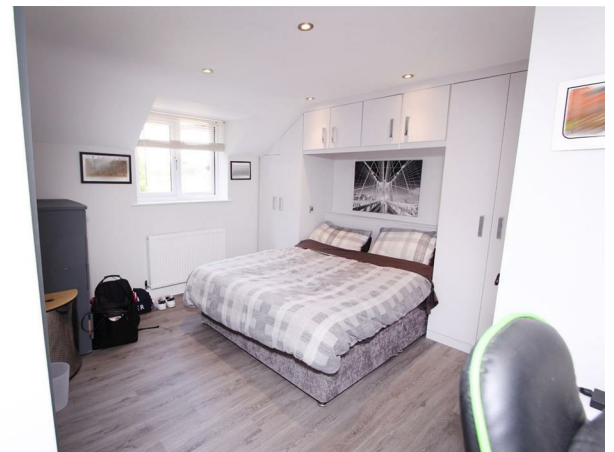
A fantastic open plan kitchen diner with French doors to both side and rear gardens, a real family room. A range of wall and base units with fitted oven, island with five ring gas hob and extractor fan. Fitted breakfast/ dining area, the room also has air conditioning.

Complete with fitted wardrobes around and ensuite shower room

Bedroom 3 11'4" x 10'4" (3.47 x 3.17)

Utility Room 6'11" x 7'4" (2.12 x 2.25)

A range of wall and base units, along with plumbing for washing machine.



Master Bedroom 17'1" x 14'5" (5.21 x 4.41)



The master bedrooms is complete with fitted wardrobes, a dressing area and ensuite shower room the bedroom also has air conditioning.

With fitted wardrobes and office/dressing area within the room as well.

Bedroom 4 13'3" x 11'4" (4.04 x 3.46)

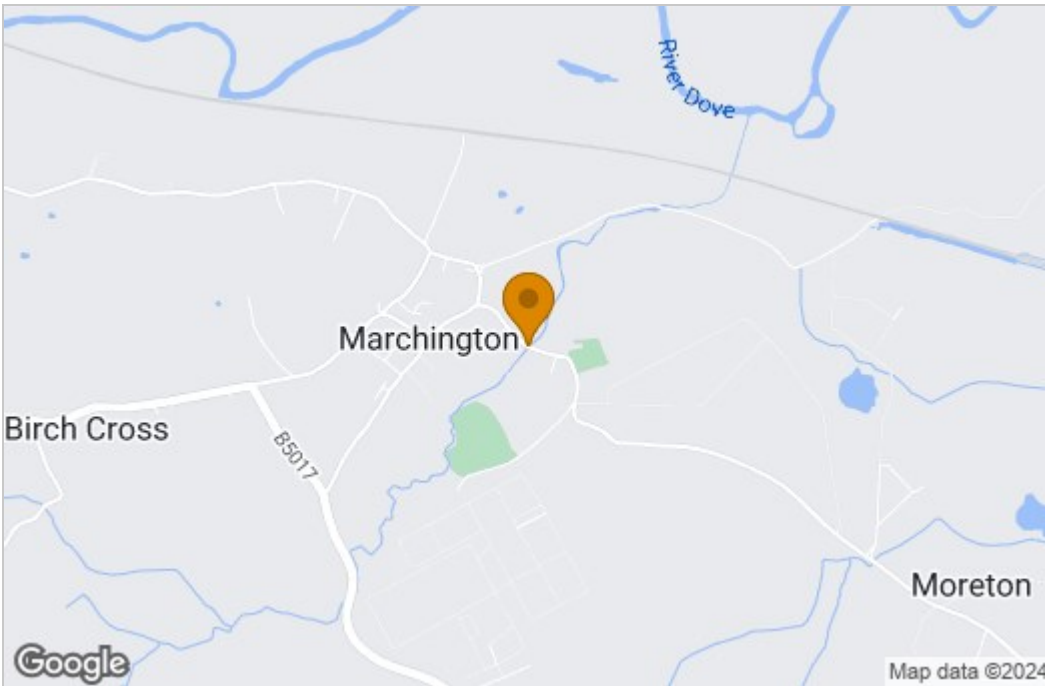
Bedroom 5 / Office 7'6" x 7'6" (2.30 x 2.31)

Rear Garden

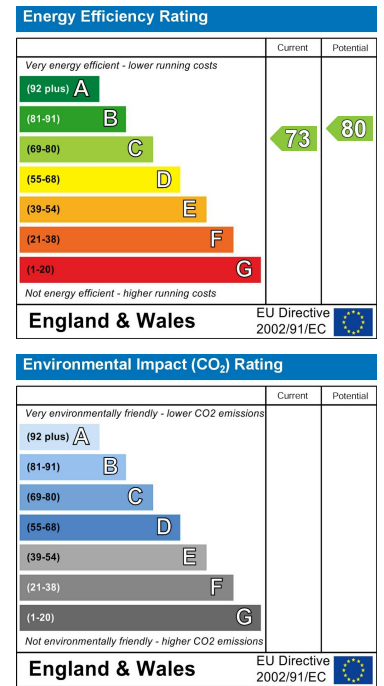


# Floor Plan

## Area Map



## Energy Efficiency Graph



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