



RE/MAX

PROPERTY HUB



Hall Road, Marchington, ST14 8LG

Asking price £1,150,000

Welcome to this executive family home located on Hall Road in the charming village of Marchington, Uttoxeter. This stunning detached house boasts 4 reception rooms, providing ample space for entertaining guests or simply relaxing with your loved ones. With 6 spacious bedrooms and 3 modern bathrooms, this property offers comfort and luxury at its finest.

As you step outside, you'll be greeted by far-reaching views that will take your breath away. Whether you're enjoying your morning coffee or hosting a summer barbecue, the picturesque surroundings will surely enhance your living experience.

The high-quality finish of this property is evident in every detail, from the elegant fixtures to the tasteful decor. You'll feel a sense of pride as you make this house your home.

Don't miss out on the opportunity to own this remarkable property in Marchington. Book a viewing today and experience the epitome of luxury living in the heart of the Village.

Dining Hall 35'5" x 17'8" (10.80 x 5.40)



The contemporary entrance door leads to a spacious and grand dining hallway which runs over 35ft in length with attractive oak flooring running throughout. A turning staircase extends to the large first floor galleried landing and picture windows with a glazed door provides direct access out onto the rear gardens. Within the hallway is a useful cloaks/boot cupboard and a well appointed guest cloakroom.

Lounge 22'11" x 15'8" (7.00 x 4.80)



Situated off the hall is a spacious family room with a feature fireplace at its focal point with a stone and brick surround and raised hearth with log burner. There are dual aspect windows and a French door leads directly out onto the rear lawned gardens.

Breakfast Kitchen 32'1" x 16'4" (9.80 x 5.00)



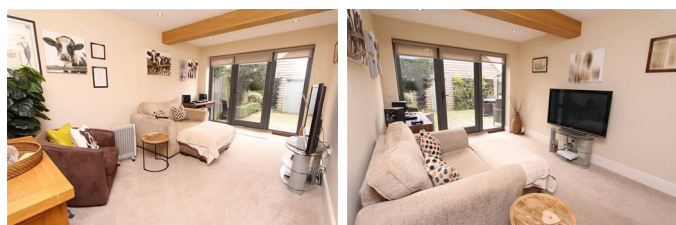
Particular attention must be drawn to the impressive open plan living breakfast kitchen. The kitchen has an extensive range of light grey and charcoal coloured cabinets offset with granite counter tops and incorporate a large island unit with a breakfast bar and a range of appliances to include, microwave oven, warming drawer, fridge, Wine Cooler and coffee maker. There is a ILVE range style cooker also with a matching hood above and there is ample room for a family breakfast table. The living area boasts a feature natural slate fireplace running full height with a Stovax inset log burner and feature flat glass rooflight. Fabulous bi-fold doors open from the living area out into the garden. Travertine flooring with under floor heating runs throughout and seamlessly continues out through the doors into the garden to form an extensive patio.

Utility Room 13'1" x 9'10" (4.00 x 3.00)



Leading from the kitchen is a well proportioned and well appointed utility room with with further units offset by Quartz worktops and built in fridge freezer.

Snug 15'8" x 9'10" (4.80 x 3.00)



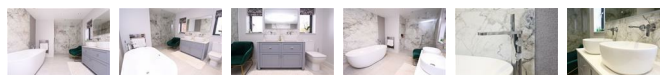
The Snug is well proportioned and has front facing picture windows with a central door leading outside.

Master Bedroom 19'4" x 11'9" (5.90 x 3.60)



An impressive master suite leading off the galleried landing comprising: dressing room (4.40m x 3.70m), master bedroom with double aspects and doors leading out to a rear balcony with extensive views over the surrounding countryside.

Ensuite Bathroom 13'9" x 10'2" (4.20 x 3.10)



This luxury bathroom incorporating freestanding Bath, frameless walk-in shower area with glazed dividing screen and a feature drench shower head over, contemporary his and hers wash hand basins with storage beneath. The double glazed window has views over the rear garden.

Bedroom Two 15'8" x 10'2" (4.80 x 3.10)



With fitted wardrobes and window to the front elevation.

Bedroom Three 14'9" x 10'2" (4.50 x 3.10)



With window to the rear elevation.

Bedroom Four 17'0" x 7'6" (5.20 x 2.30)



With window to the front elevation.

Bedroom Five 9'10" x 9'10" (3.00 x 3.00)



With fitted wardrobe and window to the rear elevation.

Shower Room 1



With double shower cubicle, wash hand basin with built in storage and W/C.

Shower Room 2



With Shower double cubicle, wash hand basin with storage below and W/C.

Sitting Room 17'8" x 13'5" (5.40 x 4.10)



On the second floor is a sitting room with skylights, leading on to Bedroom Six.

Bedroom Six 15'8" x 13'5" (4.80 x 4.10)



With dual aspect windows to both front and rear of the property. Fitted wardrobes.

Triple Garage



The garaging has one double section with two glazed electric doors measuring 5.60m x 5.50m with an adjoining single garage 5.50m x 2.76m which has double timber entrance doors, personal entrance door and staircase up to a mezzanine store area.

Outside

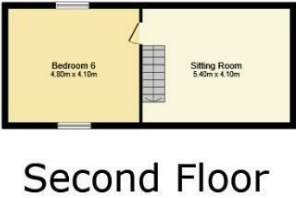


The property is accessed from a set of electric gates, the stoned driveway and parking area allows for plenty of secure parking. There is also a patio

area in front of the doors from the Snug.

To the rear of the property is a patio area and large lawned area that wraps around the side and rear of the property, with stunning far reaching views.

Floor Plan

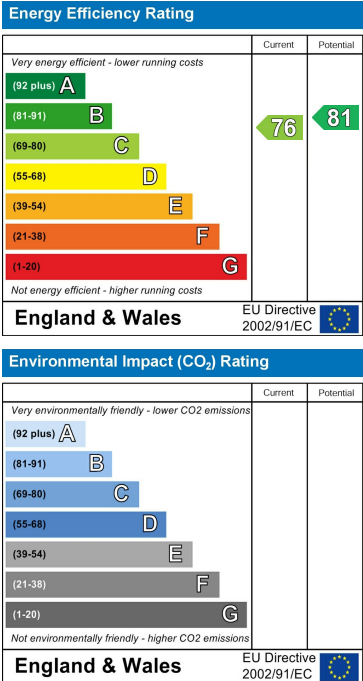


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



Energy Efficiency Graph



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