



**Brookside House, Church Lane, Marchington, Uttoxeter.
ST14 8LJ**

welcome to

Brookside House, Church Lane, Marchington, Uttoxeter

Being sold with NO UPWARD CHAIN is this fabulous former Farmhouse RENOVATED TO A HIGH STANDARD retaining many original features and Bagshaws Residential DEMAND EARLY VIEWING to appreciate the accommodation comprising: two reception rooms, breakfast kitchen, four bedrooms, en suite & family bathroom.



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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspectors. Powered by www.focalagent.com

Access to the property is gained via:

Entrance Door:

Leading into:

Dining Hall:

Having stairs to the first floor accommodation; two central heating radiators; glazed windows to the front and rear elevations; feature Inglenook style brick fireplace; beams to the ceiling; wood effect flooring; opening into kitchen.

Breakfast Kitchen:

Comprising brick Inglenook style fireplace; beams to the ceiling; sink and drainer set in base unit; further base and drawer units with complementary work surface above; integrated double oven with hob over and cooker hood; further appliance space; wood effect flooring; glazed windows to the front and rear elevations; complementary tiling; stable style door leading out to the rear elevation.

Lounge:

With feature fireplace; glazed window to the front elevation; beam to the ceiling; central heating radiator. wood effect flooring door leading into:

Utility Room:

Having base units incorporating integrated washing machine and dryer; wood effect flooring; central heating boiler; central heating radiator; two glazed windows to both side elevations; door leading to the side elevation; loft access hatch; door leading into boot room and door leading into:

Guest Cloakroom:

With low level w.c.; wash hand basin set in a vanity unit; central heating radiator; glazed window to the side elevation.

Boot Room:

With glazed window to the rear elevation.

Stairs:

Leading to:

First Floor Landing:

Having feature wall trusses; glazed window to the rear elevation; doors off to:

Bedroom Two:

With glazed window to the front elevation; central heating radiator.

Bedroom Three:

With glazed windows to the front and rear elevations; sliding door wardrobe; central heating radiator.

Bedroom Four:

With glazed window to the front elevation; central heating radiator.

Family Bathroom:

Having bath with wall mounted shower over and side screen; low level w.c.; wash hand basin set in a vanity unit; heated towel rail; glazed window to the front elevation.

Stairs:

Leading to:

Second Floor Master Bedroom:

Having beam to the ceiling; glazed windows to the front and rear elevations; two roof light windows; door leading into:

En Suite:

Having shower cubicle with wall mounted shower; low level w.c.; wash hand basin set in a vanity unit; heated towel rail; sky light window; beam to the ceiling.

Grounds:

Gravel driveway sweeps round to the rear of the property leading to paved patio area and landscaped lawned area with fence and bush boundaries.

Please Note:

Photographs may have been taken using a wide angle lens. Some staged photographs have been provided by the Vendor.



view this property online bagshawsresidential.co.uk/Property/UTR109335



welcome to

Brookside House, Church Lane, Marchington Uttoxeter

- Council Tax Band D - RENOVATED Former Farmhouse retaining Many Original Features
- Four Bedrooms. En Suite. Family Bathroom
- Dining Hall. Lounge
- Breakfast Kitchen. Utility. Boot Room. Cloakroom
- Gravel Driveway leading to Landscaped Garden

Tenure: Freehold EPC Rating: D

offers in excess of

£450,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
UTR109335 - 0005

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