







## 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.













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.





## welcome to

# **Brookside House, Church Lane, Marchington Uttoxeter**

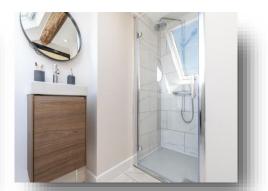
- Council Tax Band D RENOVATED Former Farmhouse retaining Many Original Features
- Four Bedrooms. En Suite. Family Bathroom
- Dining Hall. Lounge
- Breakfast Kitchen. Utility. Boot Room. Cloakroom
- Gravel Driveway leading to Landscaped Garden

Tenure: Freehold EPC Rating: D

offers in excess of

£450,000









Please note the marker reflects the postcode not the actual property

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



Property Ref: UTR109335 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

an offer are ices and for this pay a

## bagshaws residential



## 01889 567567



uttoxeter@bagshawsresidential.co.uk



17 High Street, UTTOXETER, Staffordshire, ST14



bagshawsresidential.co.uk

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.