



Woodland Views, Marchington, Uttoxeter. ST14 8NF

welcome to

Woodland Views, Marchington, Uttoxeter

Bagshaws Residential recommend EARLY VIEWING of this SPACIOUS detached family home situated in the village of Marchington comprising: three reception rooms, kitchen, guest cloakroom, four bedrooms, en suite to the main bedroom & family bathroom. Drive, garage & mature gardens.



Access is gained to the property via a driveway providing off road parking leading to:

Entrance Hall:

With uPVC windows; understairs cupboard; central heating radiator; doors off to:

Guest Cloakroom:

Having double glazed window to the side elevation; wall mounted central heating boiler; low level w.c.; central heating radiator; wash basin set in a vanity unit.

Study:

16' x 8' 10" max excluding bay (4.88m x 2.69m max excluding bay)

Having double glazed bay window to the front elevation; window to the side elevation; central heating radiator.

Dining Room:

11' 7" x 10' (3.53m x 3.05m)

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

Lounge:

17' x 12' 4" (5.18m x 3.76m)

Having double glazed patio doors; stone fireplace housing a log burning stove; central heating radiator; wall lights.

Kitchen:

14' 5" x 8' 5" (4.39m x 2.57m)

A fitted kitchen comprising stainless steel sink and drainer set in a base unit; further base units all with complementary work surface above; electric hob; electric double oven; integrated dishwasher, fridge and freezer; plumbing for washing machine; larder unit; a range of matching eye level units; double glazed windows to the front and side elevations; door leading out to the side elevation.

Stairs From Hallway:

Leading to:

Bedroom One:

16' 6" x 12' 8" (5.03m x 3.86m)

Having double glazed window to the front elevation; built in wardrobes; central heating radiator; archway to:

En Suite:

Having shower cubicle with wall mounted electric shower; wash hand basin; central heating radiator; double glazed window to the front elevation; complementary wall and floor tiling.

Bedroom Two:

12' 4" x 11' 4" (3.76m x 3.45m)

With double glazed window to the rear elevation; central heating radiator; built in wardrobes.

Bedroom Three:

11' 5" x 8' 7" min (3.48m x 2.62m min)

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

Bedroom Four:

9' 8" x 8' 1" (2.95m x 2.46m)

With double glazed window to the front elevation; central heating radiator; built in wardrobes.

Family Bathroom:

Having heated towel rail; double glazed window to the side elevation; low level w.c.; wash hand basin set in a vanity unit; bath with electric shower over; complementary tiling.

Gardens:

The front garden is mainly laid to lawn with an abundance of plantings and the driveway provides off road parking for several vehicles. Side gated access leading to the rear garden which has patio areas, mature shrubs, feature trees, lawned area and ENJOYS A HIGH DEGREE OF PRIVACY.

Please Note:

Photographs may have been taken using a wide angle lens. Council Tax Band E.



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Woodland Views, Marchington Uttoxeter

- Village Location
- Detached. Four Bedrooms. En Suite
- Three Reception Rooms. Fitted Kitchen
- Guest Cloakroom. Family Bathroom
- Detached Garage. Driveway. Delightful Gardens

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£360,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
UTR109825 - 0002

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