









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' \times 8' 10" max excluding bay ($4.88m \times 2.69m$ 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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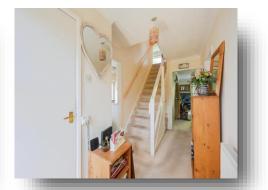
- Village Location
- Detached. Four Bedrooms. En Suite
- Three Reception Rooms. Fitted Kitchen
- Guest Cloakroom. Family Bathroom
- Detached Garage. Driveway. Delightful Gardens

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£360,000









Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/UTR109825



Property Ref: UTR109825 - 0002 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.

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