



The Thomas Hall Road, Marchington, Uttoxeter ST14 8LE

welcome to

The Thomas Hall Road, Marchington, Uttoxeter

This SUPERB detached family home offers spacious flexible family living. Briefly comprising of FOUR double bedrooms, TWO En-Suite, Fantastic OPEN PLAN living kitchen, TWO reception rooms, Separate staircase leading to fourth bedroom and en-suite. GATED access DOUBLE garage and gardens,



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by auctopart.com



Entrance

Gated access leading to the entrance door

Reception Hallway

Under stairs store cupboard, two double glazed windows to the front elevation. Oak flooring with under floor heating. Doors off

Guest Cloakroom

double glazed windows to the front elevation, WC, wash hand basin in vanity unit, complementary tiling and under floor heating.

Lounge

23' 5" x 15' 10" (7.14m x 4.83m)

Double glazed box bay window to the front elevation, and double glazed windows to the side elevation. Bi-fold doors leading to the rear garden. Feature fireplace housing a log burning stove, wall lighting , and under floor heating.

Study

10' 2" x 9' 8" (3.10m x 2.95m)

Double glazed windows to the rear elevation with oak flooring and under floor heating.

Kitchen Living

26' 3" Max x 16' 8" Max (8.00m Max x 5.08m Max)

A fully fitted bespoke kitchen comprising one and a half bowl sink and drainer and a Minerva kettle hot taps set in a base unit, with further base units all with granite work surface above, Two wall mounted electric ovens with gas hob and warming drawer and microwave. Integrated dishwasher, American style no frost fridge freezer, wine cabinet, a range of eye level matching units, together with larder units. There is a breakfast bar with granite worktop, Bi-fold doors lead out to the rear garden and double glazed windows to the front and side elevation, complementary flooring tiling with under floor heating. Door leading into the

Utility

A stainless steel sink and drainer set in a base unit, with further base units with granite worktops. Plumbing for a washing machine with further appliance space. Eye level units and door leading to rear garden and a second door leading into the double garage, stairs leading to

Landing Area

Sky light windows to the front and rear elevation and door leading into

Bedroom Four

13' 8" Restricted Head height x 10' 7" Restricted Head Height (4.17m Restricted Head height x 3.23m Restricted Head Height)

Two sky light windows, central heating radiator, DRESSING AREA, Door leading into

En-Suite

Bath with mixer tap, Wash hand basin in vanity unit, WC, heated towel rail, wall and floor tiling, sky light window to the rear elevation

First Floor Landing

Double glazed feature window to the front elevation and central heating radiator, with doors off to

Bedroom One

17' 5" x 16' 8" (5.31m x 5.08m)

Double glazed widow to the rear elevation with two central heating radiators, door leading into DRESSING ROOM with fitted hanging rails, shelves and drawers, with a double glazed window to the front elevation.

En Suite

Bath with mixer taps, enclosed shower cubicle with wall mounted shower, HIS and HER wash hand basin set in a vanity unit. WC, Full complementary tiling and heated towel rail.

Bedroom Two

14' 10" x 9' 8" (4.52m x 2.95m)

Two double glazed windows to the rear elevation, central heating radiator.

Bedroom Three

15' 10" x 9' 7" (4.83m x 2.92m)

Double glazed windows to the front and side elevation, central heating radiator.

Family Bath Room

DOUBLE shower cubicle with wall mounted shower, Bath, wash hand basin set in a vanity unit, WC, Full complementary tiling and heated towel rail, double glazed window to the rear elevation

Second Floor Landing

Stairs leading to second floor landing , with two double glazed sky light windows to the front elevation, door leading into

Games Room

44' Max RHH x 13' Max RHH (13.41m Max RHH x 3.96m Max RHH)

Lounge/ Cinema area: Two Central heating radiators, ceiling down lighting, laminate flooring

Sports area: Central heating radiator, down lighting and laminate flooring. Full surround system and projector.

Double Garage

19' 9" x 18' (6.02m x 5.49m)

Two electric up and over doors, power and lighting and door leading into the utility.

Outside

Gated access with block paved driveway proving parking for several vehicles and access to the double garage. Side access to the REAR GARDEN with patio area laid to lawn, with hedge boundaries. Summer House and Hot Tub (by further negotiation) and a high degree of privacy.

Please Note:

Photographs may have been taken using a wide angle lens.



view this property online bagshawsresidential.co.uk/Property/UTR106848



welcome to

The Thomas Hall Road, Marchington, Uttoxeter

- VILLAGE LOCATION
- INDIVIDUAL EXECUTIVE HOME
- FOUR BEDROOMS- TWO EN-SUITE
- FAMILY KITCHEN LIVING- AND UTILITY
- TWO RECEPTION- DOWNSTAIRS CLOAKS

Tenure: Freehold EPC Rating: B

£795,000



Please note the marker reflects the
postcode not the actual property

view this property online [bagshawsresidential.co.uk/Property/UTR106848](https://www.bagshawsresidential.co.uk/Property/UTR106848)

see all our properties on [zoopla.co.uk](https://www.zoopla.co.uk) | [rightmove.co.uk](https://www.rightmove.co.uk) | [bagshawsresidential.co.uk](https://www.bagshawsresidential.co.uk)



Property Ref:
UTR106848 - 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.



bagshaws residential



01889 567567



uttoxeter@bagshawsresidential.co.uk



17 High Street, UTTOXETER, Staffordshire, ST14
7HP



[bagshawsresidential.co.uk](https://www.bagshawsresidential.co.uk)