



12 Windmill Drive, Marchington, ST14 8JP

Windmill Drive is a well renovated 4-bedroom detached property situated in the warmest of Communities. This family home has been redesigned with modern life in mind, featuring a kitchen diner, 2 living areas, integral garage and a driveway with space for up to 3 cars.

The property begins to impress at the driveway, where you can easily park 3 cars with the added convenience of an electric car charger and a low maintenance lawned area. There is gated access to the rear of the property. As you enter the property, the hallway provides access to the majority of the ground floor accommodation, including the integral garage with an electric up and over door. The main living room has access to the rear garden through patio doors and benefits from a multi-fuel log burner.

The kitchen diner is finished to an impeccable standard with dark grey cupboards and matte black finishes with striking gold touches in the complementary backsplash. Featuring integrated oven, hob and extractor this kitchen is sure to please when entertaining guests. There is space for a fridge freezer and for extra storage, there is a large under stairs cupboard. The kitchen diner also provides access to the family room. Off the kitchen the modern conveniences of the property continue to the utility room and the separate boot room, both of which have external access adding to practicality of the property. The ground floor accommodation is served by a stylish WC. To the first floor, there is 4 double bedrooms and a family bathroom. The master bedroom is completed with built in wardrobes and an ensuite shower room. The second bedroom also benefits from fitted

wardrobes, and the smallest of the rooms has an alcove perfect for fitting your choice of wardrobe. There is useful storage in a large built-in cupboard, which also houses the immersion heater just off the landing. The family bathroom features a three-piece suite with WC, wash hand basin and a P-shaped bath with shower over.

The rear garden offers a private retreat with a small patio area, large lawned area and is complemented by an evergreen backdrop with space for a variety of plants, offering the opportunity to stay low maintenance or to become your very own gardener's heaven.

The property is situated in the desirable village location of Marchington. With local schools as close as a third of a mile away for the little ones.

Marchington has a fantastic community spirit, with congregations on the street, open gardens and the village festival. The community is well served by the community store and a historic country pub serves home cooked food half a mile away from the property. Marchington has easy access to the market town of Uttoxeter and Burton-on-Trent via public transport or a short drive, where both towns have train stations connecting you to the rest of the UK.



- 4 Bedroom detached family home
- Driveway with space for 3 cars
- Electric car charger
- Low Maintenance rear garden
- Popular Marchington Location
- Ground floor WC
- Stunning Family Dining Kitchen
- Two reception rooms
- Utility Room
- Fantastic community feel
- Integrated Garage





Lounge (5.18x3.76)

Featuring patio doors to the rear garden with a multi-fuel log burner

Kitchen diner (4.41x4.05)

The kitchen diner is dual aspect to the front and side elevation of the property, and features dark grey cupboards with matte black finishes, a complementary backsplash and an integrated oven, hob and extractor fan with space for a fridge-freezer and access to a large understairs cupboard.

Utility Room (2.80x2.41)

Having external side access and space for a washing machine.

WC

The ground floor accommodation is served by a modern WC with a striking wallpaper.

Integral Garage (4.84x2.79)

Having an electric up and over door and can be accessed internally from the hallway.

Landing

The landing provides access to all of the first floor accommodation and has a storage cupboard housing the immersion heater.

Bathroom (2.46x1.70)

The family bathroom features a three piece suite comprising of wash hand basin, WC and a P shaped bath with shower over.

Master Bedroom (5.04x3.87)

The master bedroom features built in wardrobes and has an ensuite shower room.

Ensuite Shower Room (1.84x1.70)

The master bedroom ensuite features a shower enclosure, wash hand basin and a WC.

Bedroom 2 (3.79x3.54)

The second bedroom features built in wardrobes and has a pleasant outlook onto the rear garden.

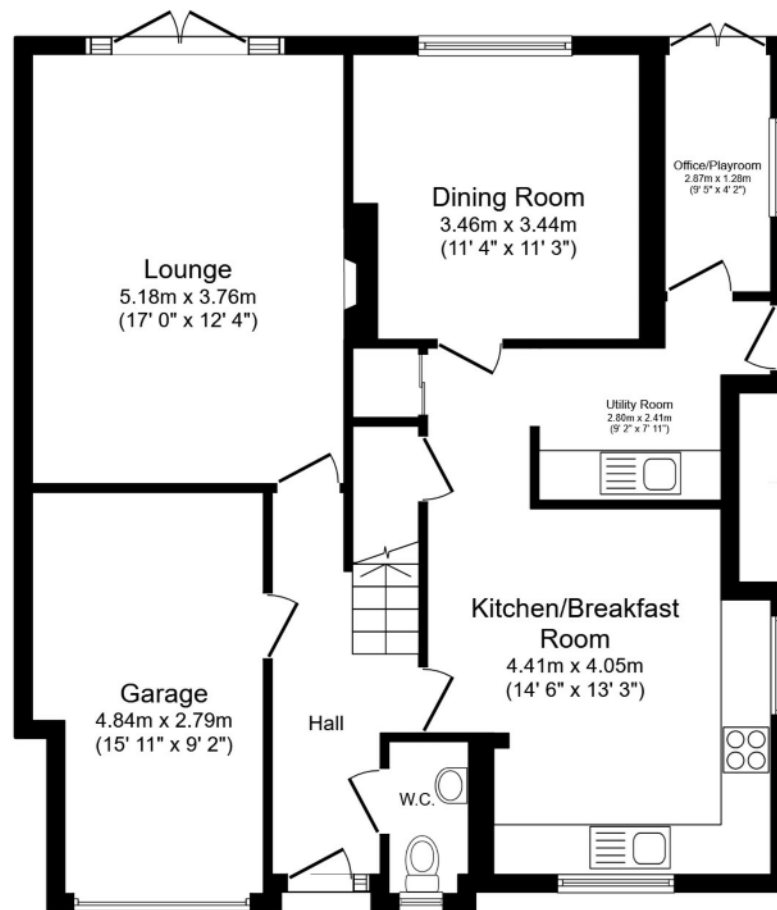
Bedroom 3 (3.50x3.43)

Bedroom 4 (2.88x2.46)

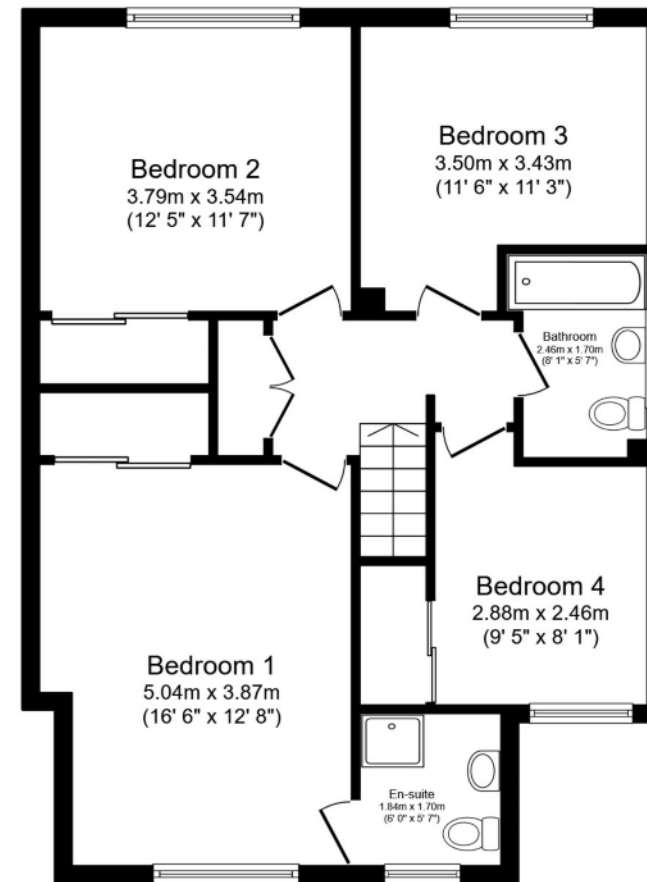
The final bedroom in the property has a fitted wardrobe and space for a double bed.







Ground Floor



First Floor

Total floor area: 156.2 sq.m. (1,682 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Outside

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Location

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Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.