





This spacious two-bedroom home is a fantastic opportunity for first-time buyers, those looking to downsize, or investors seeking a valuable buy-to-let property. Viewing is highly recommended.

Located on the outskirts of the ever-popular village of Marchington, this home benefits from a range of local amenities, including a First School, community shop, village hall, and welcoming pubs. The towns of Uttoxeter and Burton on Trent are easily accessible, and the A50 dual carriageway, which connects the M1 and M6 motorways, as well as the cities of Derby and Stoke on Trent, is within convenient reach.



Hall

With a PVC front entry door, central heating radiator, staircase rising to the first floor landing, internal glass panel door entry leads to;

Lounge

With UPVC double glazed window to the front elevation, central heating radiator, the focal point of the room being the electric fireplace, useful storage cupboard, TV aerial point, smoke alarm, internal door entry leads to:

Dining Room

With a UPVC double glazed window to the rear elevation and central heating radiator.

Kitchen

With a UPVC double glazed window to the rear elevation, UPVC double glazed frosted door to the rear patio, the kitchen features a range of matching base and eye level storage cupboards and drawers with granite effect roll top preparation work surfaces and complementary tiling surrounding, stainless steel sink and drainer with mixer tap, space for further freestanding and plumbing for under counter white goods, central heating radiator and pantry cupboard

Landing

With a central heating radiator, smoke alarm, access into loft space via loft hatch, thermostat, airing cupboard housing the electric boiler, internal door entries lead to:



Bedroom One

With a UPVC double placed window to the front elevation, central heating radiator, two useful built-in wardrobes with overhead shelving and hanging rails

Bedroom Two

With a UPVC double glazed window to the rear elevation, central heating radiator, built-in wardrobe and overhead storage space








Bathroom

With a UPVC double glazed frosted glass window to the rear elevation, featuring a three-piece family bathroom suite, comprising of low-level WC, floating wash hand basin with mixer up, P-shaped bath unit with glass screen and complementary tiling to wall coverings, central heating radiator, extractor fan and electric fan heater

Outside

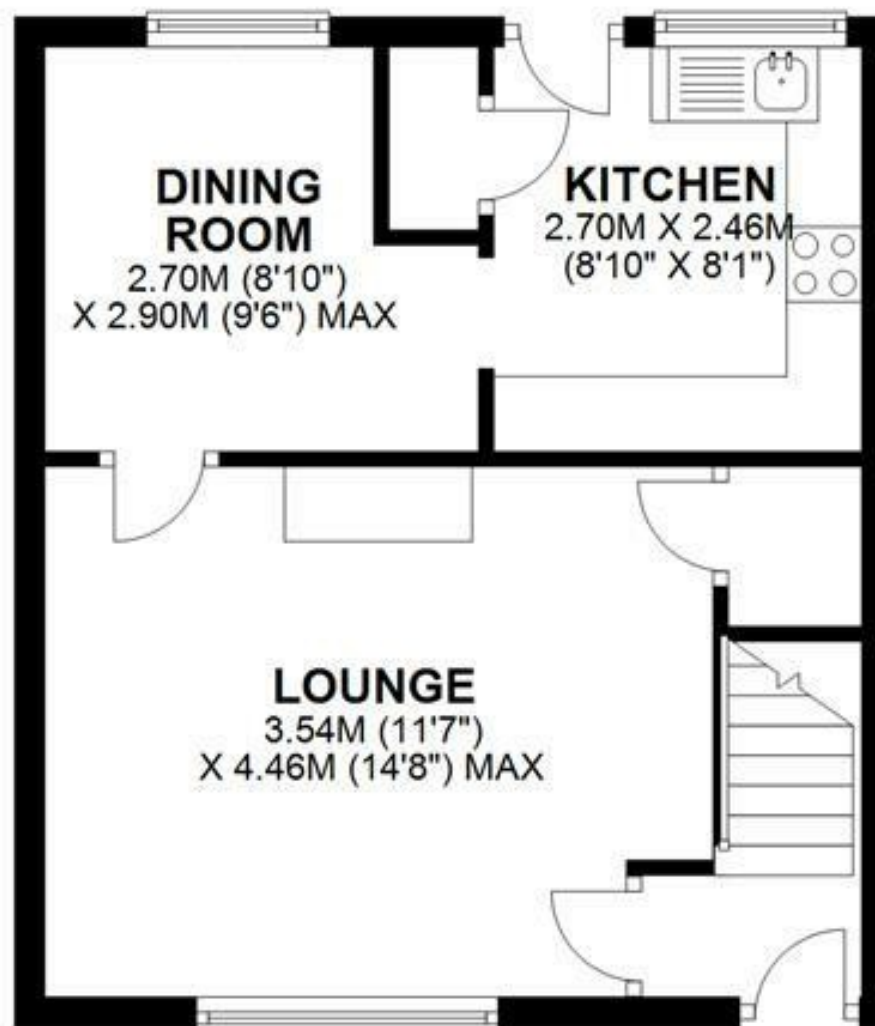
At the front of the property, a charming lawn embraces a well-laid pathway leading to the inviting front entrance, which could easily be converted into a driveway for parking. In the rear of the property, you'll discover a private and enclosed garden adorned primarily with lawn. This garden showcases mature borders and flower beds, an assortment of well-established trees, a spacious patio area for outdoor relaxation, practical external brick storage, secure timber fencing, and convenient rear pedestrian access.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon. Burton-Uttoxetter-Ashbourne
Plan produced using PlanUp.

FIRST FLOOR

