





Situated in the heart of the highly sought-after Staffordshire village of Marchington, this spacious detached home has recently undergone an extensive renovation and extension programme, including a recently installed solar panels and air-source heat pump. The property boasts captivating open views to the rear and enjoys an enviable location within Marchington village, known for its vibrant community spirit and rich amenities, including a first school, community shop, pub-restaurant, village hall, and church. The wonderful rear aspect backs onto grazing fields and a wonderfully serene outlook.

This impressive family home blends striking curb appeal with a beautifully refurbished interior. Offering generous space throughout, the property features four double bedrooms and three bathrooms, making it ideal for modern family living. A side porch currently functions as a pantry, but can easily be converted into a laundry area. The newly constructed en suite has been finished to a high standard, with quality plumbing connecting directly to the mains (not a macerator toilet). Recent upgrades include a newly installed air source heat pump system and solar panels, significantly boosting energy efficiency and resulting in an exceptional EPC rating of "A." Solar battery available via separate negotiation.

Outdoor living is equally impressive, with a landscaped garden enjoying open rural views. A patio verandah seamlessly connects the indoors to the outdoors, creating an inviting space for relaxation and entertaining.

To the rear, a large detached timber outbuilding—equipped with kitchen units, TV point, heating, and internet—is currently used as a workshop but is perfectly suited as a home office, studio, or hobby room.

Viewing by appointment only.



Property Information

The house has the benefit of air source heating with xl4 solar panels to the rear roof. The supply is a tariff from Octopus energy. Please note the battery packs will not be included in the sale.

The detached timber building (currently used as a workshop) is fully insulated, heated, has internet supply and comes with fitted kitchen units.

Hallway

With a composite front entry door and UPVC frosted double glazed window to the front elevation, porcelain tiled floor throughout, staircase rising to the first floor landing, central heating radiator, telephone point, enclosed cloaks cupboard with automatic lighting and alarm system unit, internal door leads to:

W.C.

With Porcelain tiled floor throughout, low level WC with continental flush, wash basin with mixer tap, central heating radiator and UPVC double glazed frosted glass window to the rear elevation.

Lounge

With a UPVC double glazed window to the front elevation, Porcelain tiled flooring, the focal point of the room being the open fireplace in the lounge, currently fitted with a removable electric fire for summer use, with stone Adam surround with removable electric fire concealing an open fireplace, hearth and mantle, TV aerial point, central heating radiator and UPVC double glazed sliding doors leading to the veranda covered patio.

Dining Room

With a UPVC double glazed window to the front elevation, TV aerial point, Porcelain tiled flooring throughout, central heating radiator and opening leading to:



Kitchen/Diner

With Porcelain complementary tiled floor, the refitted Italian kitchen features a range of matching base and eye-level storage cupboards and drawers with Quartz drop edge preparation work surfaces. A range of integrated appliances includes a four ring electric induction hob with built in extractor, one and a half composite sink and drainer with mixer tap, Neff Hide and Slide door oven/grill, dishwasher, fridge, LED downlighting and plumbing space for undercounter white goods, LED lighting to kickboards and a UPVC double glazed window to the rear elevation and TV aerial point, opening leading to:







Breakfast Area

With ceramic tiled flooring, central heating radiator, space for further freestanding appliances with a built-in pantry cupboard with automatic lighting, breakfast bar and UPVC double glazed French doors leading to:

Conservatory

With UPVC double glazed windows to both side and rear elevations, porcelain tiled flooring, UPVC double glazed double doors leading to the rear patio, a solid insulated PVC roof with built-in LED lighting.

Laundry/Porch

Accessed from the breakfast area with a UPVC external door, porcelain floor tiling. Currently used as a larder, with base level storage, shelving and internal door to the garage.

Landing

With access into loft space via loft hatch, smoke alarm, built-in storage cupboard with eye level shelving and automatic lighting, internal doors lead to:

Bedroom One

With a UPVC double glazed window to the front elevation with built-in shutter blinds, central heating radiator, telephone point, walk-in wardrobes with sliding doors comprising of hanging rails, TV aerial point and over stairs walk-in storage space. Hidden sliding door leading to:

En-suite

Featuring a three-piece family shower room suite comprising of low-level WC (plumbed into mains sewer), wash hand basin with mixer tap, integral mirrored wall cabinet, enclosed shower cubicle with folding glass screen, waterfall shower head and complementary tiling to wall coverings, built-in extractor and chrome heated towel radiator.

Bedroom Two

With a UPVC double glazed window to the front elevation with built-in shutter blinds and central heating radiator.

Bathroom

With a UPVC double glazed window to the rear elevation, featuring a four piece family bathroom suite comprising of low level WC, wash hand basin with mixer tap, folding glass screen leading to a shower cubicle with electric shower over and complementary tiling to wall coverings, bath unit with mixer tap, chrome heated towel radiator, spotlighting to ceiling with built-in extractor and electric heater.

Bedroom Three

With a UPVC double glazed window to the rear elevation, wardrobes, central heating radiator and telephone point.

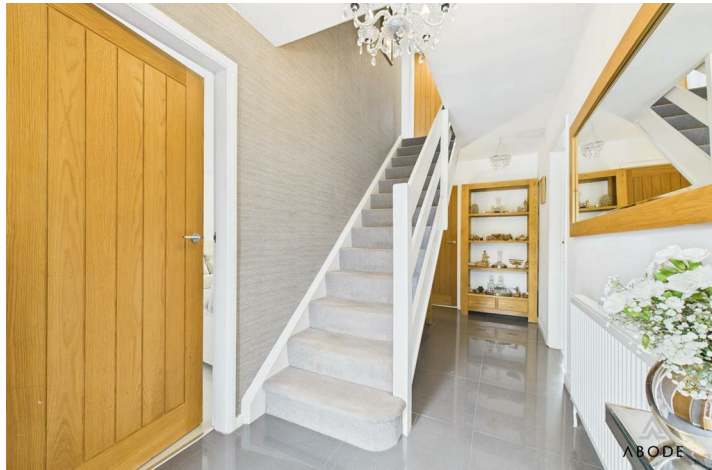
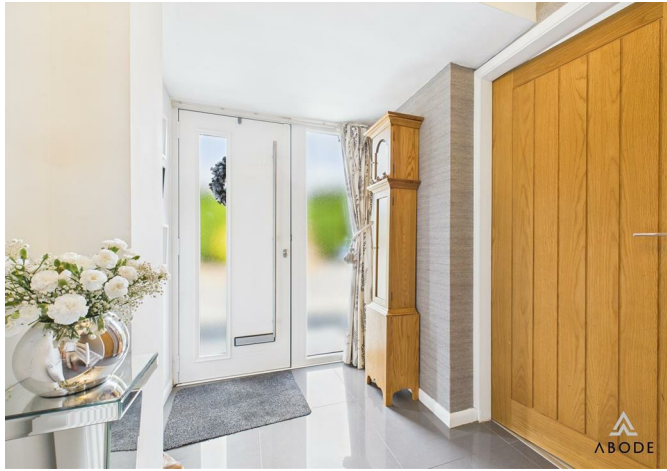
Bedroom Four

With a UPVC double glazed window to the rear elevation, mirror fronted wardrobe and central heating radiator.

Double Garage

With electrically operated up and over door to front elevation, strip lighting and ladder access to storage loft.



















Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

166.43 m²

1791.41 ft²

Reduced headroom

1.26 m²

13.6 ft²

(1) Excluding balconies and terraces

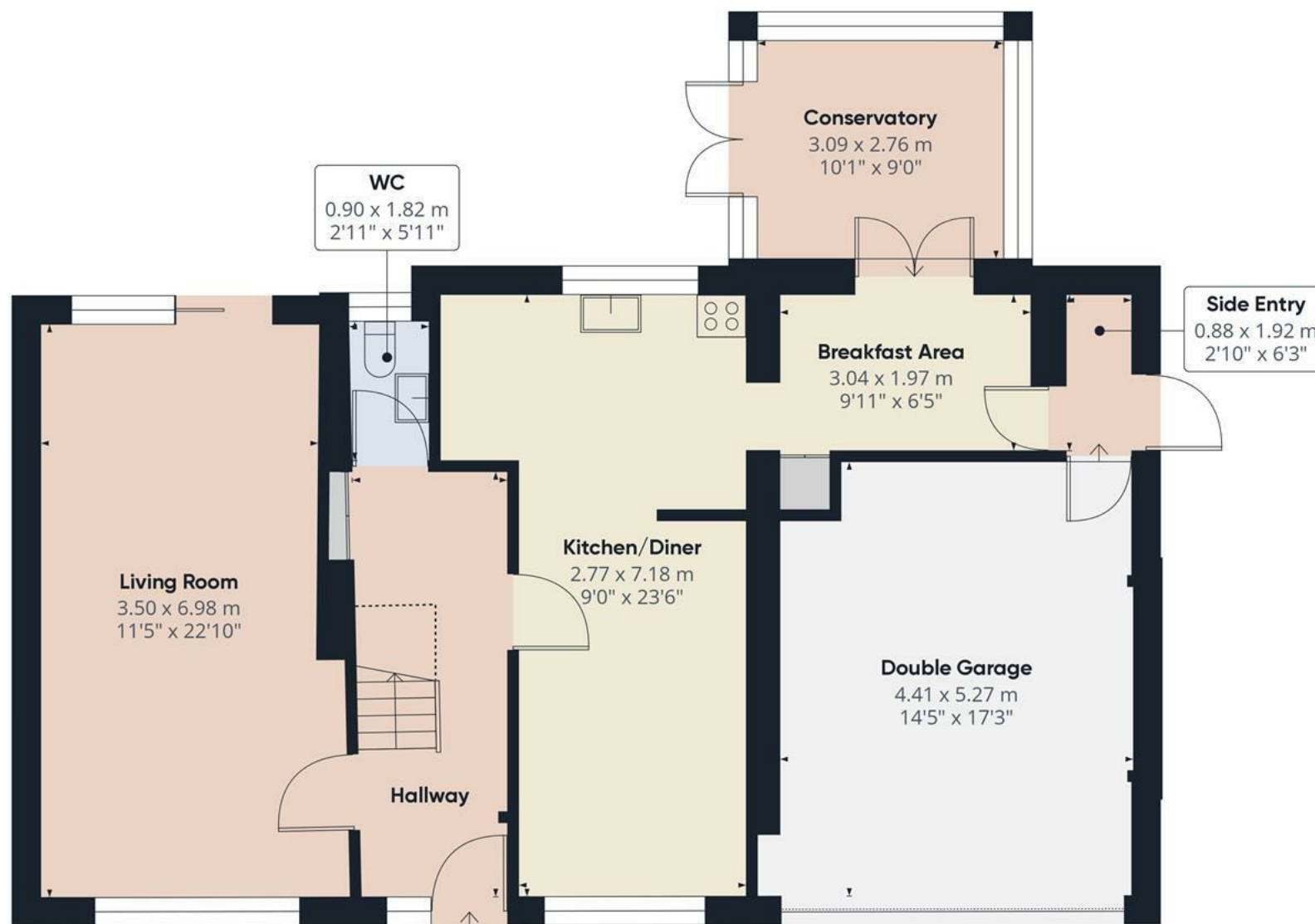
Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Approximate total area⁽¹⁾

98.68 m²
1062.17 ft²

Reduced headroom

1.26 m²
13.6 ft²

(1) Excluding balconies and terraces

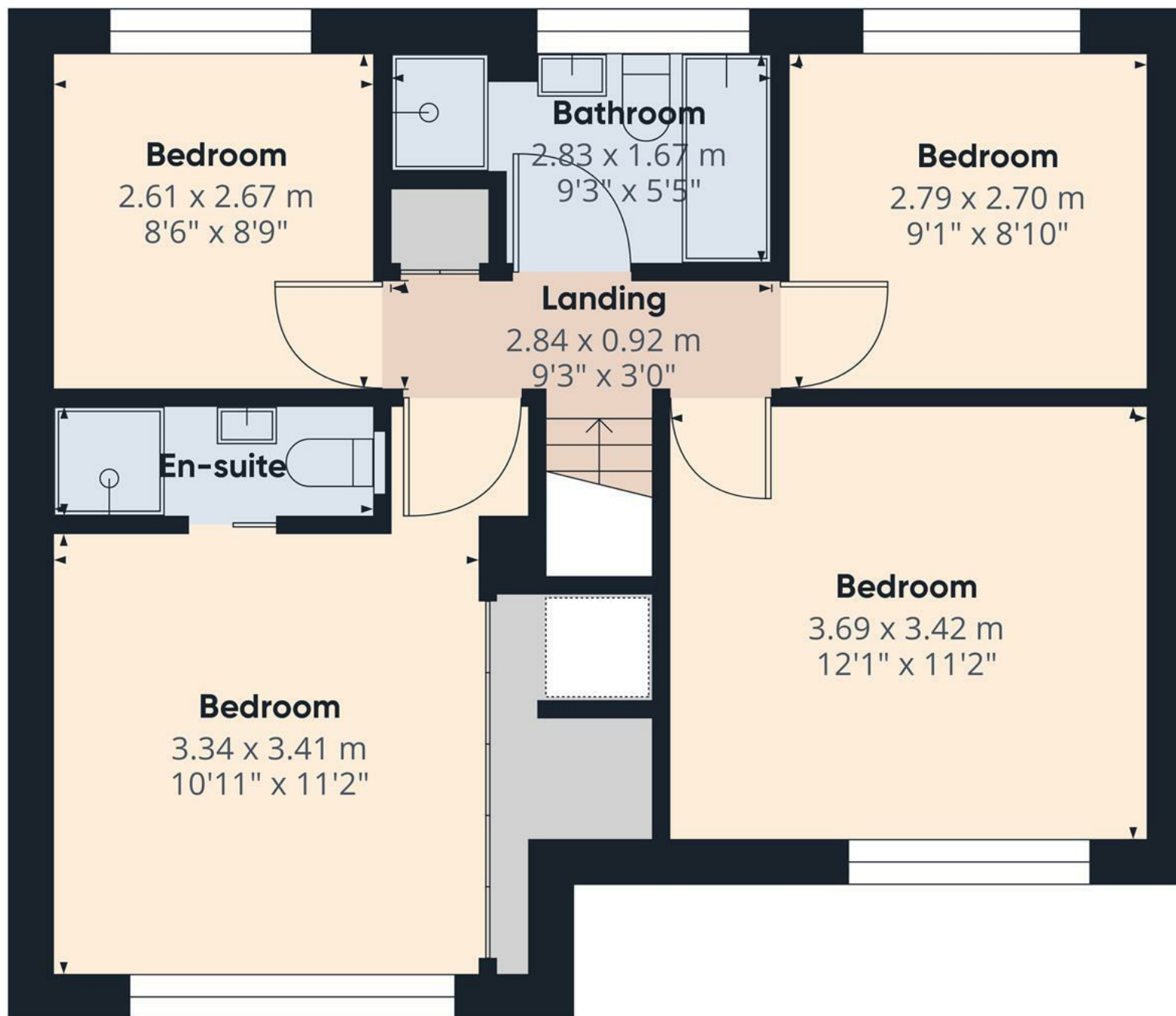
Reduced headroom

..... Below 1.5 m/5 ft

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Floor 1 Building 1

Approximate total area⁽¹⁾

51.22 m²
551.31 ft²

(1) Excluding balconies and terraces

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Calculations are based on RICS IPMS 3C standard.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	96	100
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive

2002/91/EC