





Situated in the idyllic village of Marchington, stands this delightful four-bedroom detached home offers generous and versatile living accommodation, perfect for modern family life.

The property features a entrance hallway, a stylish open-plan kitchen diner with central island, a separate utility room, and a bright conservatory overlooking the garden. The spacious lounge with multi-fuel log burner provides a warm and inviting setting, complemented by a practical cloakroom on the ground floor. Upstairs, four well-proportioned bedrooms are served by a recently fitted family bathroom.

Outside, the home boasts a generous driveway with off-road parking, car port, fully insulated studio ideal for home office, and garden store. The beautifully maintained rear garden is fully enclosed and mainly laid to lawn, enhanced by mature borders, a pergola seating area, greenhouse, garden sheds, and established apple trees, creating a wonderful space for both relaxation and entertaining.



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Ground Floor

A welcoming entrance hallway, complete with a front entrance door, a side-facing window, tiled flooring, a central heating radiator, and stairs rising to the first floor.

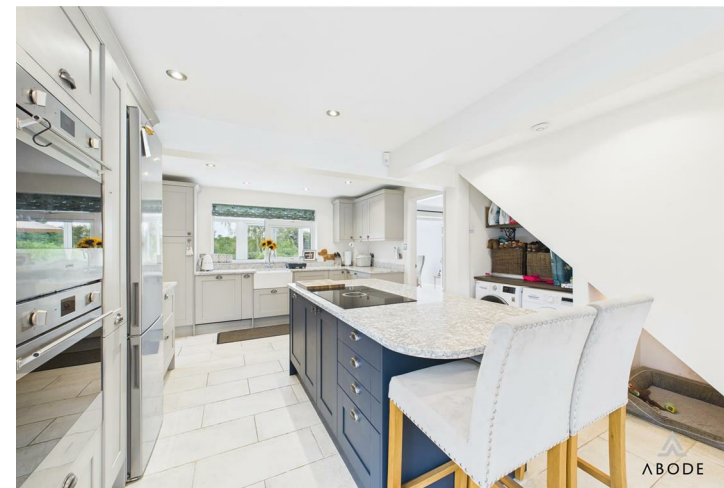
The stylish kitchen diner is the true heart of the home, enjoying excellent natural light from windows to the front, rear, and side elevations. Finished with a range of eye and base level units and drawers, the kitchen includes a central island, integrated dishwasher, built-in hob with extractor, and a Belfast sink with mixer tap. There is ample space for a fridge freezer, while a thoughtfully designed utility space beneath the stairs provides plumbing for a washing machine and tumble dryer. A continuation of the tiled flooring and a central heating radiator complete this impressive family space.

A separate utility room to the rear, fitted with a Belfast sink, tiled flooring, and a door leading directly to the garden.

The ground floor also benefits from a cloakroom, fitted with a white suite comprising a low-level WC and wash hand basin, with a side-facing window.

The lounge is a welcoming living area, featuring a focal point multi-fuel log burner, a front elevation window, a central heating radiator, and French doors opening through to the conservatory.

The conservatory provides a versatile extension of the living space, with bifold doors that open directly onto the rear garden, complemented by power and lighting —making it ideal for year-round use







First Floor

The landing provides access to four well-proportioned bedrooms and the family bathroom.

The principal bedroom enjoys a front elevation window, a central heating radiator, and a fitted wardrobe. The second bedroom, also positioned to the front, benefits from a radiator and fitted wardrobe.

The third bedroom overlooks the rear garden and includes a central heating radiator, while the fourth bedroom, also to the rear, features a radiator and a useful airing cupboard.

The family bathroom is recently fitted with a modern white suite, comprising a spa bath with shower over, a vanity wash hand basin, and a low-level WC. Finished with tiled flooring, recessed ceiling spotlights, and a heated towel radiator, the bathroom also benefits from two windows to rear elevation.

Outside

To the front of the property, a generous driveway provides off-road parking for several vehicles and leads to the main entrance door. Side gated access takes you through to the rear garden, where the property benefits from a car port, fully insulated studio ideal for home office, and additional garden store.

The rear garden is fully enclosed and beautifully maintained, predominantly laid to lawn with a variety of mature beds and borders that add both colour and interest throughout the seasons. A pergola seating area offers a delightful spot for outdoor entertaining, complemented by a garden shed, storage shed, and greenhouse. The garden also features established apple trees, creating a charming and practical outdoor space for the whole family to enjoy.

Notes

The current owners have plans drawn up to extend above the original footprint to make an ensuite to master bedroom - available on request











Approximate total area⁽¹⁾

151.4 m²
1626 ft²

Reduced headroom

1.3 m²
14 ft²

(1) Excluding balconies and terraces

Reduced headroom

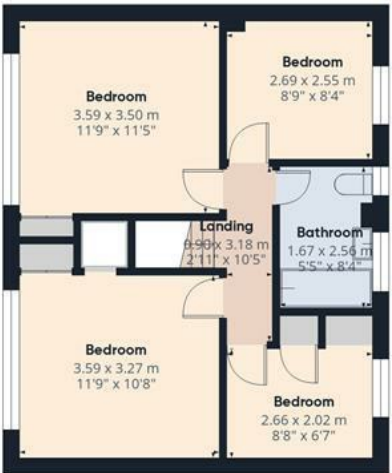
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

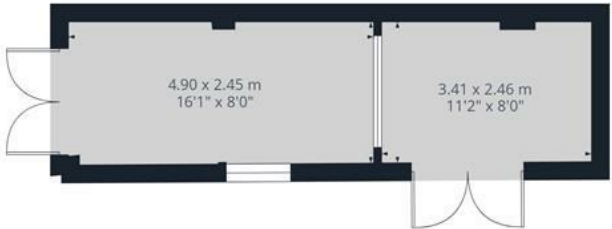
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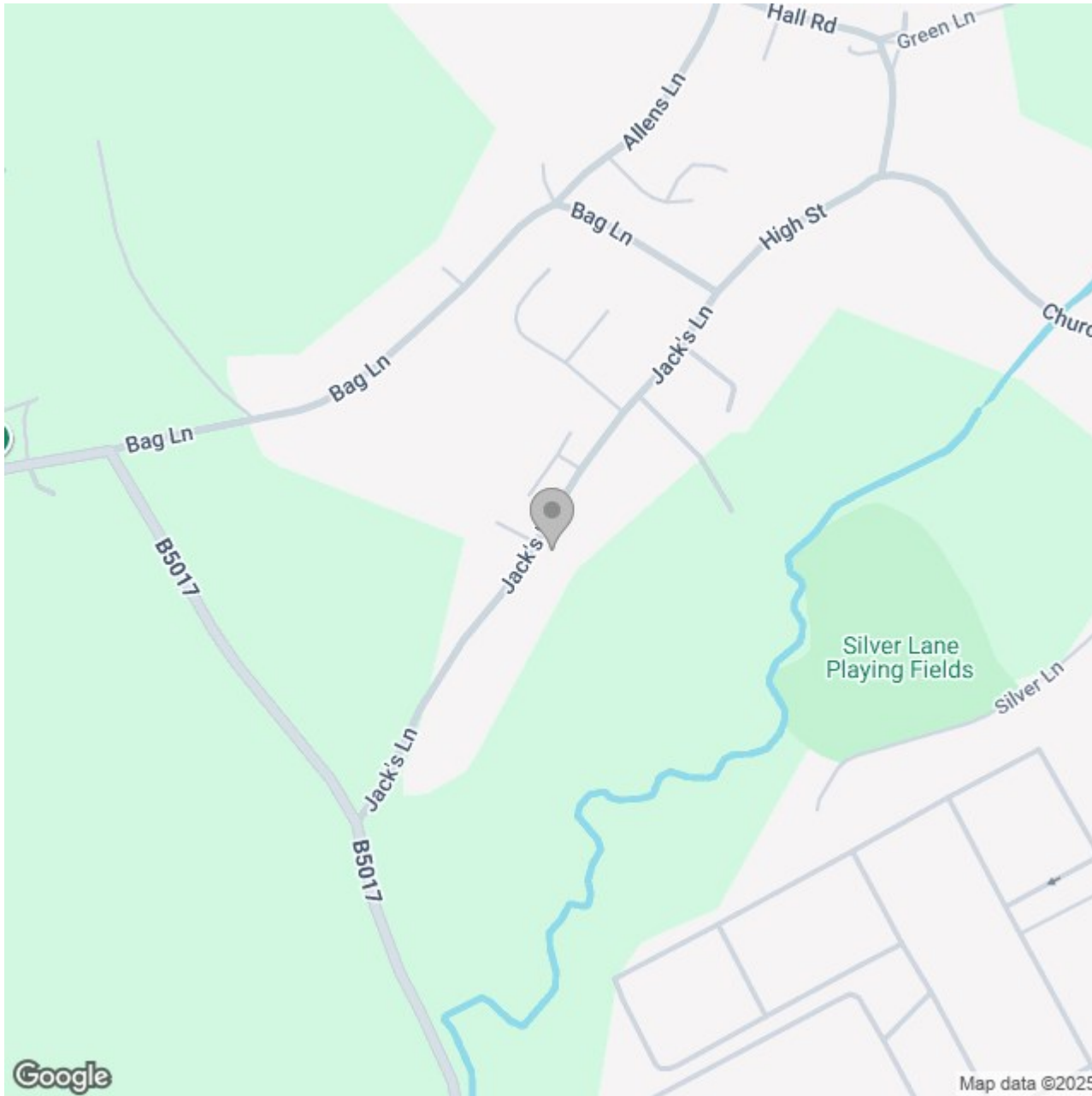
Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 