





**\*\* NO CHAIN \*\* DETACHED BUNGALOW IN THE  
HEART OF MARCHINGTON \*\* GARAGE \*\*  
EXTENDED ACCOMMODATION \*\* 360 TOUR \*\***

For sale with no upward chain, viewing this lovely detached home is highly recommended to appreciate its spacious rooms, excellent condition, delightful plot, and prime village location. In brief the property comprises hallway, kitchen, extended lounge/diner, study, two double bedrooms and refitted shower room.

Nestled in a highly desirable village, the property is just a stone's throw from the community shop and the Dog and Partridge public house and restaurant. Other village amenities, including the active village hall, first school, cricket club, and church, are within walking distance. Additionally, several countryside walks are right on your doorstep, and the town of Uttoxeter, with its wide range of amenities, is only a short drive away. Burton upon Trent and the city of Lichfield are also easily commutable.



## Hallway

With a double glazed composite front entry door leading into, central heating radiator, thermostat, access into loft space via loft hatch, built in double storage cupboard with shelving, doorbell chime, telephone socket, internal doors leading to:

## Kitchen

With 2x UPVC double glazed windows to front and side elevations, central heating radiator, the kitchen features a range of matching base and eye level storage cupboard and drawers with drop edge preparation work surfaces and tiling surrounding. A range of integrated appliances includes fridge, freezer, oven/grill, microwave combi cooker, four ring electric hob with built-in extractor, composite sink and drainer with mixer tap, plumbing space for freestanding undercounter white goods, carbon monoxide detector, spotlighting to ceiling and in housing is the Worcester Bosch combination gas boiler.

## Lounge

With a UPVC double glazed window to the side elevation, focal point electric fireplace with brick surround, tiled hearth and timber mantle, TV aerial point, opening leading to the extended dining area which comprises of a UPVC double glazed door leading into the rear garden with two adjoining UPVC double glazed units, central heating radiator, internal door leads to:



## Study

A room which could be used for a multitude of purposes to the discerning buyer, currently utilised as a study but could also be utilised as a separate bedroom. The room comprises of a UPVC glazed window to the rear elevation and central heating radiator.







### Shower Room

With a UPVC double glazed frosted glass window to the front elevation, featuring a three-piece shower room suite comprising of low level WC, wash hand basin with mixer tap, walk in shower cubicle with glass screen and PVC panelling to wall coverings, heated towel radiator, tiling to wall coverings, spotlighting to ceiling and extractor fan.

### Bedroom One

With a UPVC double glazed window to the rear elevation, central heating radiator, TV aerial point and a range of built-in fitted wardrobes comprising of hanging rails and shelving.

### Bedroom Two

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



### Outside

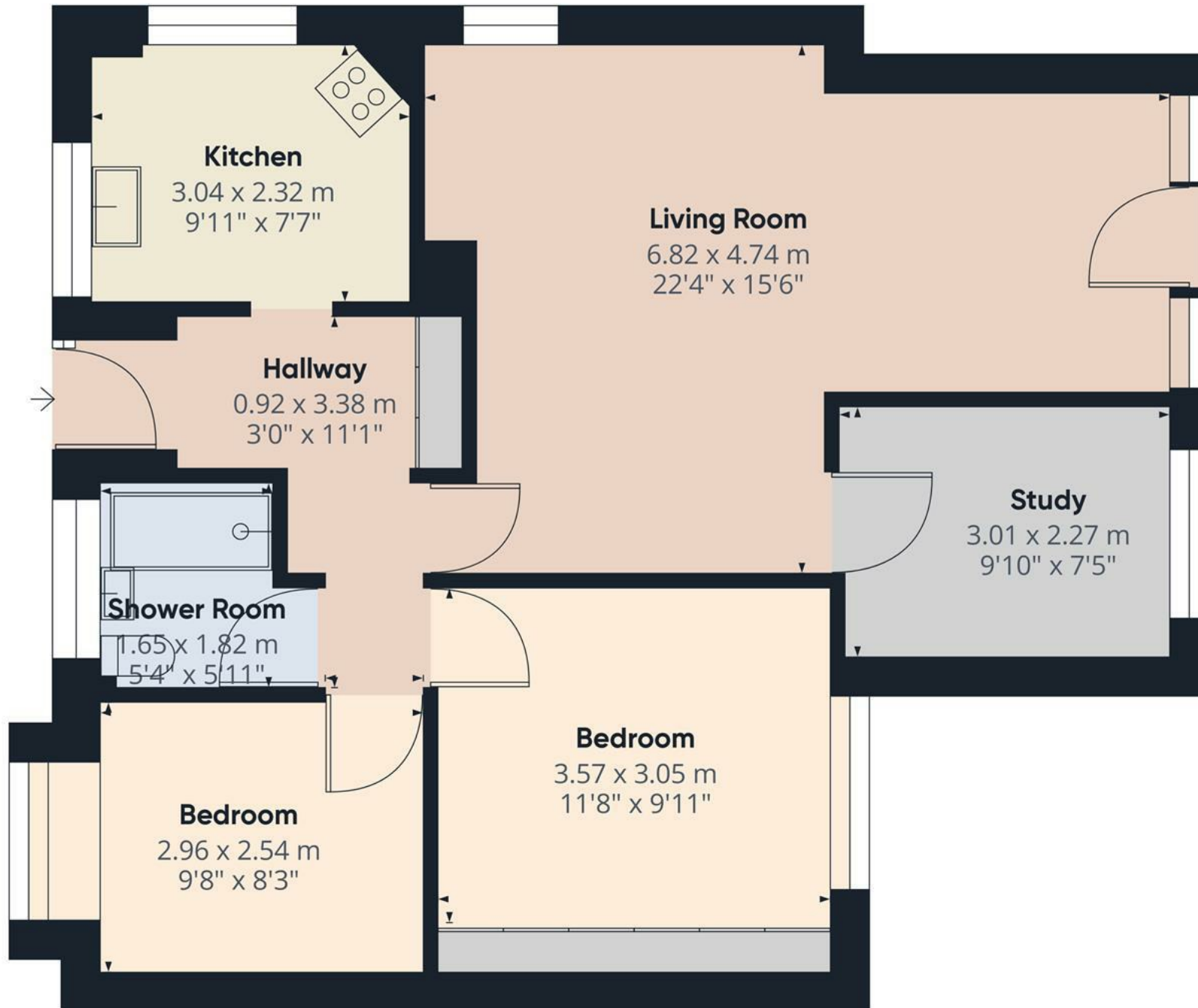
The rear features a pleasant, westerly-facing, low-maintenance enclosed garden. This space includes a natural stone paved patio and seating area, ideal for entertaining, along with an artificial lawn and raised borders filled with various shrubs. A wrought iron gate provides access to the side of the property.

The front garden is primarily laid to lawn with well-stocked borders. A block-paved driveway offers ample parking, extending to the side of the bungalow and leading to the detached garage, which is equipped with power points, lighting, and a side-facing window.









Approximate total area<sup>(1)</sup>

70.17 m<sup>2</sup>

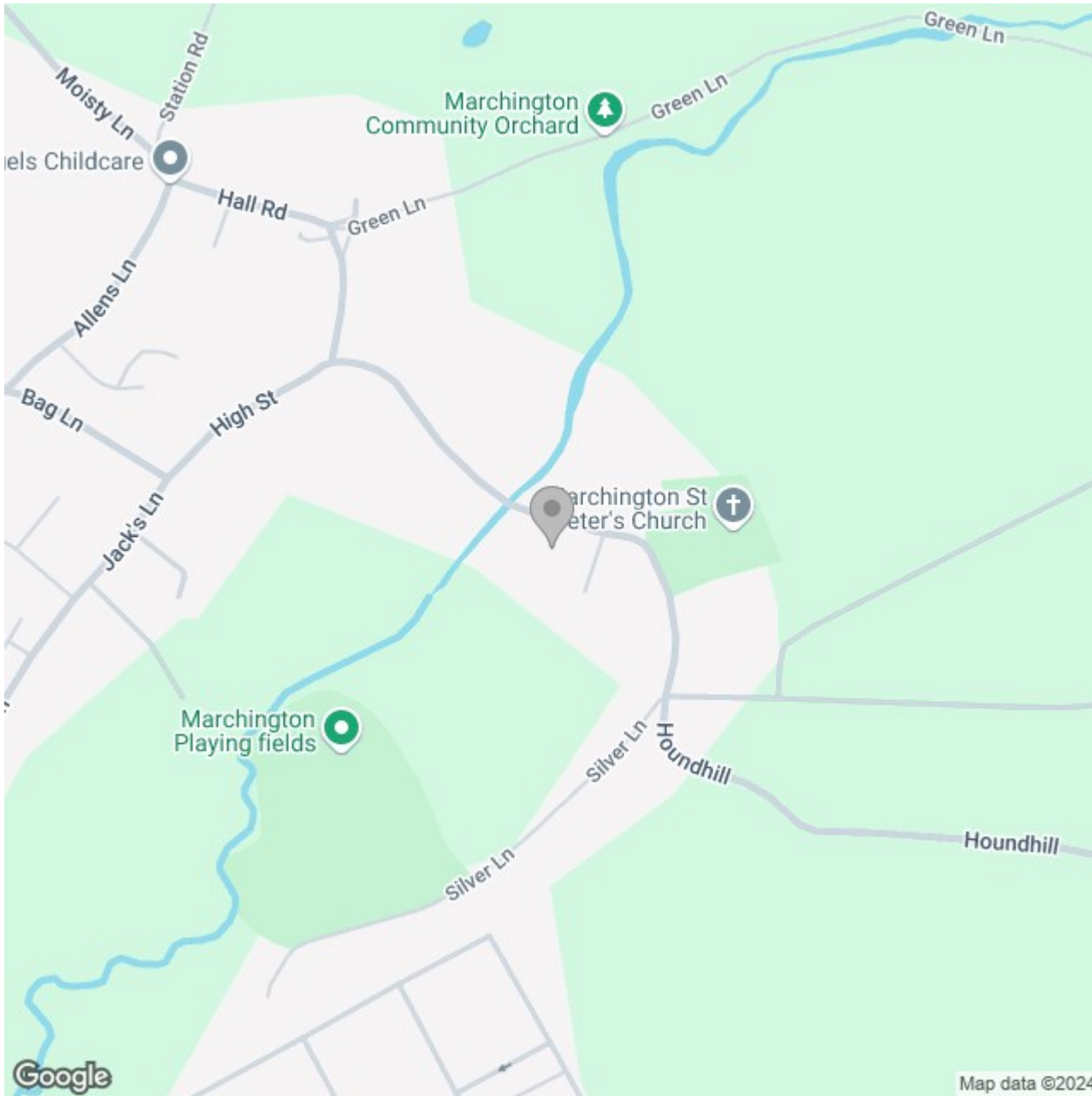
755.29 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>45</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	