





ABODE are pleased to offer for sale this well presented five bedroom detached family home, situated within the ever popular village of Marchington, Uttoxeter.

Spacious throughout, this is a rare opportunity to secure a lovely family home situated on an elevated plot in a much sought after location which offers superb local amenities including schooling, leisure activities and road links.

In brief, the accommodation provides - Large kitchen/diner with a great selection of wall and base units. Selection of integrated appliances which includes a wine chiller + air conditioning. Utility room off. Good size lounge with feature fireplace & patio doors to the rear. Guest cloakroom with white suite.

The first floor provides five double size bedrooms all of which have built in storage. These rooms are serviced by two en-suites in addition to the main family bathroom.

A good sized plot surrounds the property with Indian slate paving and low maintenance rear garden. There is also a outside office/bar. Double garage to the frontage with internal access. Large off road block paved parking to the frontage.



 **ABODE**  
SALES & LETTINGS

**Entrance Hall**

5'8" x 12'6"

**Lounge**

14'7" x 18'9"

**Kitchen Diner**

22'6" x 10'5"

**Utility Room**

6'11" x 7'4"

**Master Bedroom**

17'1" x 14'5"

Bedroom 3 - 3.47 x 3.17 (11'4" x 10'4") - With fitted wardrobes and office/dressing area within the room as well.

c (13'3" x 11'4") -

Bedroom 5 / Office - 2.30 x 2.31 (7'6" x 7'6") -

**Bathroom**

- 8'4" x 8'6"

**Bedroom 2**

14'7" x 10'10"

**Bedroom 3**

11'4" x 10'4"

**Bedroom 4**

13'3" x 11'4"

**Bedroom 5**

7'6" x 7'6"













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Floor 0



Floor 1

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

207.21 m<sup>2</sup>  
2230.39 ft<sup>2</sup>

**Reduced headroom**

5.22 m<sup>2</sup>  
56.22 ft<sup>2</sup>

(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.

**GIRAFFE360**



Floor 0

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

107.5 m<sup>2</sup>  
1157.13 ft<sup>2</sup>

**Reduced headroom**

0.42 m<sup>2</sup>  
4.57 ft<sup>2</sup>

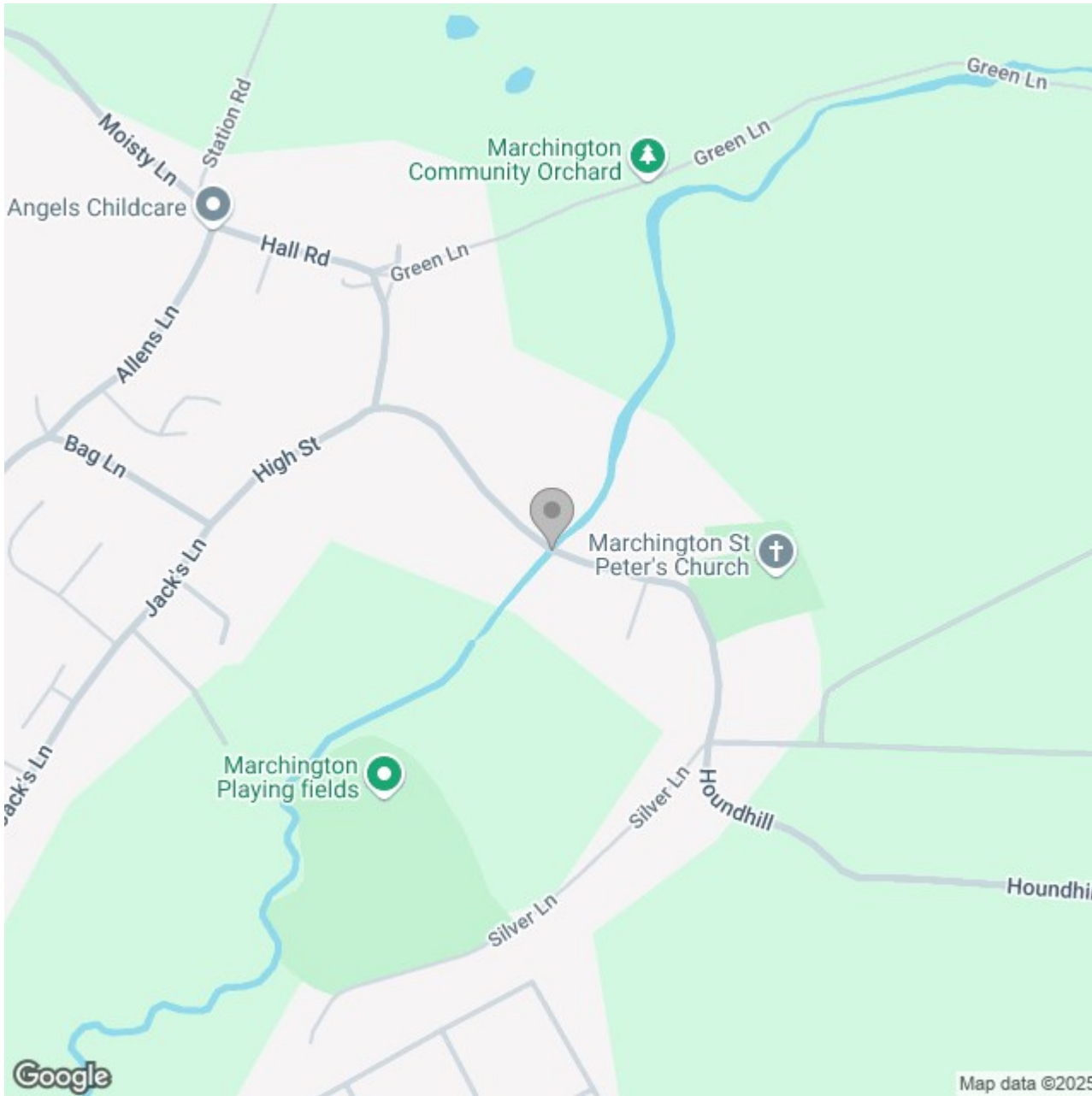
(1) Excluding balconies and terraces

Reduced headroom  
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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	