



ANDERSON-DIXON



Grange View

Marchington, Marchington, ST14 8LD

Nestled in the charming village of Marchington, Staffordshire, lies this exquisite detached family home. This property boasts elegance and space, offering three reception rooms, four bedrooms, and two bathrooms - perfect for a growing family or those who love to entertain.

Situated on a generous 0.6 acre plot, this home provides the tranquility of village life with the convenience of amenities in walking distance. The south-facing garden is a sun haven, ideal for relaxing or hosting summer gatherings. The addition of solar panels enhances energy efficiency to circa £600.00 saving per annum (est.)

As you approach the property, a private gravelled driveway welcomes you, leading to ample off-road parking for several vehicles. The double garage provides even more space and convenience, with the potential to convert into additional living areas or a home office if required (STPP)

£725,000



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- | | |
|---------------|---------------|
| Porch | Bedroom One |
| Dining Room | En-suite |
| Study Area | Bedroom Two |
| Lounge | Bedroom Three |
| Cloaks/WC | Bedroom Four |
| Kitchen/Diner | Bathroom |
| Garden Room | Services |
| Utility Room | |
| Rear Porch | |
| Double Garage | |
| Landing | |



Directions



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 71 | 74 |
| (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 | |