



23 Didcot Drive

Marchington, Uttoxeter, ST14 8LT

**** EXTENDED PROPERTY ** BACKING ONTO FIELDS ** SUITABLE FOR GROUND FLOOR LIVING ** OIL CENTRAL HEATING ****

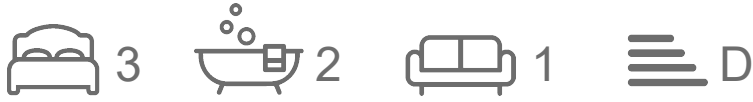
Viewing of this fabulous property is strongly recommended to appreciate its size, specification and position on this quiet cul-de-sac which is situated on the outskirts of Marchington. Suitable for a variety of buyers including first time homeowners, families moving up the property ladder or those looking to downsize. The ground floor accommodation is suitable for dependant living, having three reception area with ground floor shower room. A brief internal description of the property comprises hallway, utility area, extended kitchen/diner, two reception rooms, shower room, landing, three bedrooms and four-piece bathroom.

The property provides easy access to the surrounding towns of Uttoxeter and Burton upon Trent, plus the A50 dual carriageway.

Asking Price £229,950

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- EXTENDED PROPERTY
- DOUBLE GLAZING
- EXTENDED KITCHEN DINER
- PARKING AT REAR
- OIL FIRED CENTRAL HEATING
- BACKING ONTO FIELDS
- GROUND FLOOR SHOWER ROOM

SUMMARY

BEDROOM THREE

UTILITY ROOM

BATHROOM

KITCHEN

OUTSIDE

DINING AREA

SITTING ROOM

SHOWER ROOM

HALLWAY

LOUNGE

LANDING

MASTER BEDROOM

BEDROOM TWO



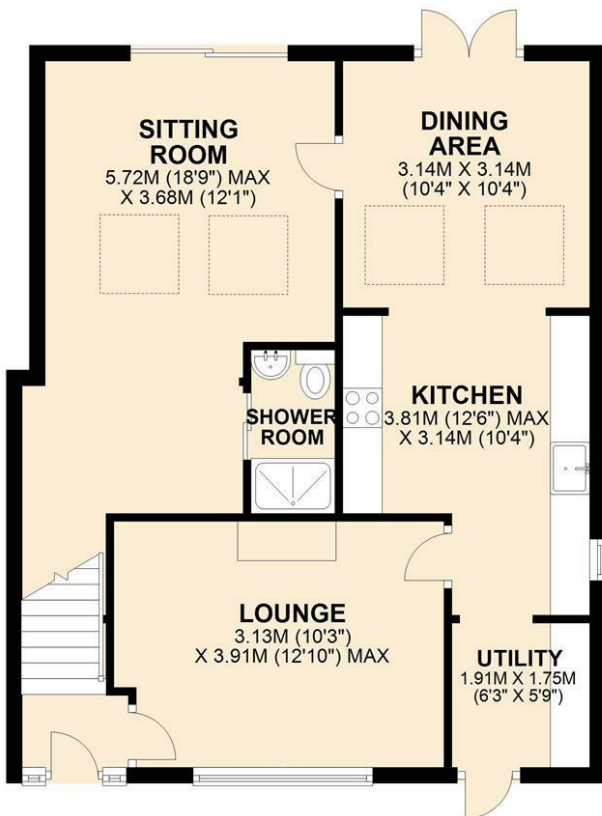
Directions



Floor Plan

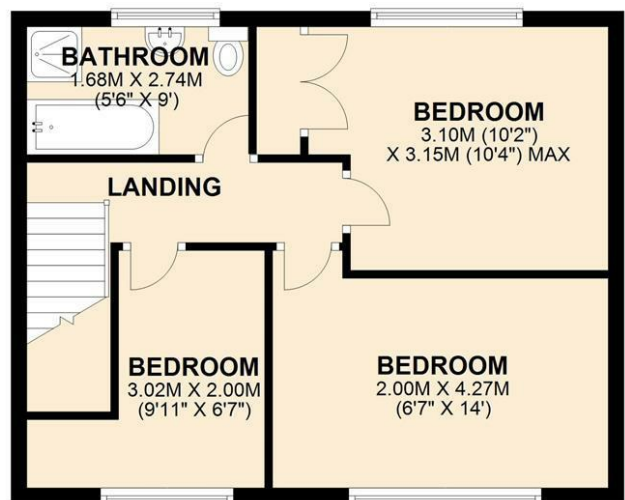
GROUND FLOOR

APPROX. 63.7 SQ. METRES (685.3 SQ. FEET)



GROUND FLOOR

APPROX. 49.1 SQ. METRES (528.9 SQ. FEET)



Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon, Burton-Utttoxeter-Ashbourne
Plan produced using PlanUp.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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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		
	60	75
England & Wales		
EU Directive 2002/91/EC		