



Meadow View, 1 Mill Lane
Gratwich
Uttoxeter
Staffordshire
ST14 8SE

Offers In Excess Of
£220,000

- NO UPWARD CHAIN
- Semi-detached residence
- Stunning rural location
- Views to front, side and rear
- Requiring some updating and modernisation
- Entrance hall and lounge
- Kitchen and ground floor bathroom
- Three first floor bedrooms
- Off road parking for several vehicles
- Gardens to front and rear

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

Set within a fabulous, idyllic rural location is this three bedroom semi detached house, offering stunning views to the front, rear and side aspects. Set behind wrought iron gates and a hedge boundary is a drive with lawn adjacent and to the rear are shaped lawns with shrubs. The house itself has a hallway, good size lounge, kitchen and ground floor bathroom. To the first floor are three bedrooms.

LOCATION

Gratwich is a lovely location, surrounded by rolling Staffordshire countryside and some 4 miles west of Uttoxeter where every day facilities can be found.

ACCOMMODATION

ENTRANCE DOOR

Provides access to:

HALLWAY

Having stairs to first floor landing and door to:

LOUNGE

5.01m x 3.64m into chimney breast (16'5" x 11'11" into chimney breast)

With window to front aspect offering views over open fields, window to side aspect, tiled fire surround with open fire, radiator, ceiling light point and coving to ceiling.





KITCHEN

3.14m x 3.06m (10'3" x 10'0")

With door to rear garden, window looking out to the same and offering views over open countryside. Fitted with base cupboards with wall mounted cabinets over, worktops inset with a stainless steel sink. Door to pantry.

BATHROOM

1.8m x 2.22m (5'10" x 7'3")

Comprising of a panelled bath, wall mounted wash hand basin and w.c. Tiled surrounds, ceiling light point, coving to ceiling, radiator and obscure window to rear aspect.

FIRST FLOOR ACCOMMODATION

LANDING

With doors leading off.

BEDROOM ONE

5.01m x 3.64m into chimney breast (16'5" x 11'11" into chimney breast)

Having windows to front and side aspects, coving to ceiling, ceiling light point and radiator.

BEDROOM TWO

2.81m x 2.22m (9'2" x 7'3")

With window to rear aspect offering views over countryside, radiator and ceiling light point.



BEDROOM THREE

2.09m x 4.01m (6'10" x 13'1")

With windows to side and rear aspects, both offering views. Airing cupboard housing the domestic hot water tank plus overhead tank.

OUTSIDE

The property sits in a tranquil setting off a lane. With wrought iron gates giving off road parking for several vehicles. A paved path leads to the side door. There is an adjacent front lawn with herbaceous borders. To the rear of the property is an enclosed garden which is predominantly laid to lawn with herbaceous borders.

AGENTS NOTE

Our client has requested that any prospective purchaser must have a connection to the area.

TENURE

Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

LOCAL AUTHORITY

East Staffordshire Borough Council

VIEWING

Strictly by appointment through Scargill Mann & Co - Burton office (ACB/DLW April 2022)/DRAFT

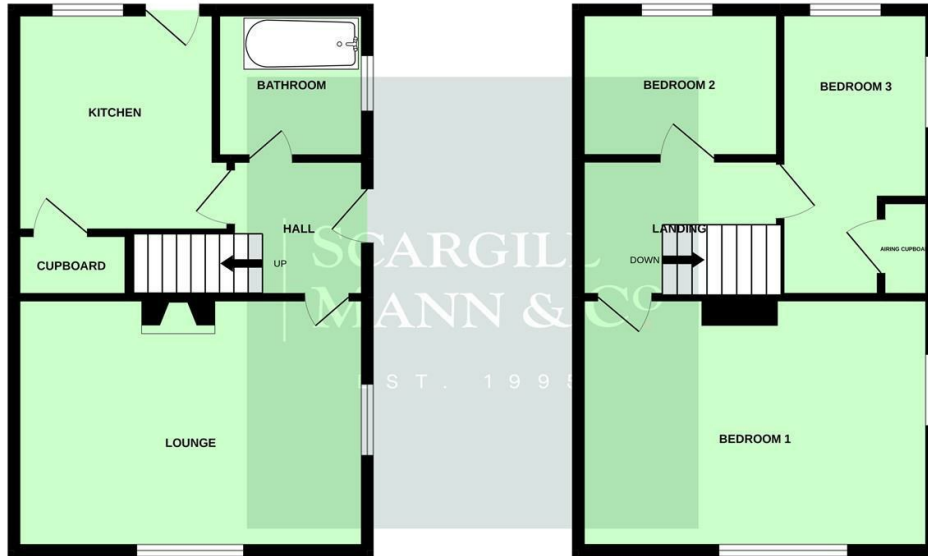
CONDITIONS OF SALE



These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			65
(55-68) D			
(39-54) E		30	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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