

# Dovefields

Rocester, Uttoxeter, ST14 5LT



Traditional chalet-style semi-detached home with a refitted kitchen and further scope to personalise, occupying a pleasant position in the popular village within walking distance to its range of amenities.

£220,000



John German

For sale with no upwards chain involved, consideration of this decently sized, semi-detached home is strongly recommended to appreciate its room dimensions, potential, plot and position. An ideal small project for first time buyers, home movers, or buy to let investors.

Situated in the popular village of Rocester, within easy walking distance to its wide range of amenities including a convenience shop, three schools including the JCB Academy, Doctors Surgery, public house, florists, and a fish & chip shop. The World Head Quarters of JCB and its lakes are also close by, as are footpaths through the surrounding countryside. The towns of Uttoxeter and Ashbourne are both easy commutable distances, as is the A50 dual carriageway linking the M1 and M6 motorways, plus the cities of Derby and Stoke-on-Trent.

An obscured double-glazed entrance door opens to the hall, having stairs rising to the first floor and double doors opening to the ground floor accommodation. The generously sized lounge has a focal open fire with a feature stone effect surround and display plinths, a useful under stairs cupboard and two windows providing natural light. Across the rear of the property is the dining room which has a window overlooking the garden with potential for this to be replaced by French doors to give direct access to the patio (subject to the necessary consents).

From the dining room, a door opens to the extremely impressive refitted kitchen which has an extensive range of base and eye level units including an integrated bin and spice rack, with quality quartz worktops and returns, an inset sink unit set below the side facing window, a fitted electric hob and extractor over and oven under, plus an integrated dishwasher and fridge/freezer. A part glazed door leads to the useful porch where there is plumbing for a washing machine and space for a tumble dryer, plus a door to the rear.

To the first floor, the landing has a side facing window and doors leading to the three good sized bedrooms, two of which can accommodate a double bed. The family bathroom is fitted with a white suite, having an electric shower above the panelled bath and tiled walls.

Outside to the rear, the good-sized enclosed garden has a paved patio leading to the lawn with beds and borders, plus space for a shed and summerhouse. To the front there is a wide tarmac driveway providing off-road parking with a border, extending to the side elevation and leading to the detached garage which has power points.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Property construction:** Standard

**Parking:** Drive & garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band B

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/09072024

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GROUND FLOOR

1ST FLOOR







Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		



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