

Wentworth Place

Rocester, Uttoxeter, ST14 5ND

John 
German







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£290,000

Beautifully and immaculately presented modern semi detached home appointed to a superior specification, situated on a quiet cul de sac within the popular village.

Built by the renowned local builder Radnor Homes in 2019. Internal inspection and consideration of this extremely impressive home is essential whether looking to move up or down the property ladder, to appreciate its room dimensions and layout including bi fold patio doors opening to the garden, quality finish, immaculate condition and pleasant position.

Situated in the popular village within walking distance to its range of amenities, including a convenience shop, schools including the JCB academy, public houses, doctors' surgery, fish and chip shop and a florist. Several walks through the surrounding countryside are also on the doorstep, plus the JCB lakes positioned in front of their world headquarters. The towns of Uttoxeter and Ashbourne are both within easy commutable distance and the nearby A50 dual carriageway links the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

A composite and part obscured double glazed entrance door opens to the welcoming and impressive hall providing a fabulous introduction to the home with stairs rising to the first floor and underfloor heating which extends to the entire ground floor. Doors lead to the spacious ground floor accommodation and the guest cloakroom/WC which has a modern two piece suite.

The stunning open plan ground floor living space extends to the full depth of the home. The living/dining area having wide aluminium bi fold doors opening to the pleasant garden and an additional light provided by Radnor Homes 'signature' wide double glazed roof light. To the front is the superior fitted breakfast kitchen which has an extensive range of base and eye level units with quality worksurfaces and matching breakfast bar, inset sink unit set below the window, fitted gas hob with an extractor hood over and oven under and fully integrated appliances including a wash dryer, dishwasher and fridge freezer.

To the first floor, the pleasant landing has a built in storage cupboard and doors leading to the three good sized bedrooms, two of which can accommodate a double bed and one of those is presently used as a dressing room. The rear facing master has the benefit of a superior en suite shower room, having a contemporary three piece suite incorporating a double shower cubicle with mixer shower over and complimentary tiled splashbacks. Completing the accommodation is the luxury bathroom, also having a white contemporary three piece suite, incorporating a panelled bath with a mixer shower and fitted glazed screen.

Outside to the rear, a wide paved patio provides a lovely entertaining area adjacent to the bi fold doors, leading to the garden laid to lawn with well stocked beds and borders containing a variety of shrubs, enclosed to three sides by timber fencing. A gate leads to a useful storage area, ideal for keeping the bins, with access to the garage. To the front is a garden laid to lawn, enclosed to two sides by a low level hedge. A block paved drive provides off road parking, leading to the good size attached garage which has a roller door, power and a personal door to the rear.

What3 words: baseballs.calculate.appraised

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

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/26062023

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band C





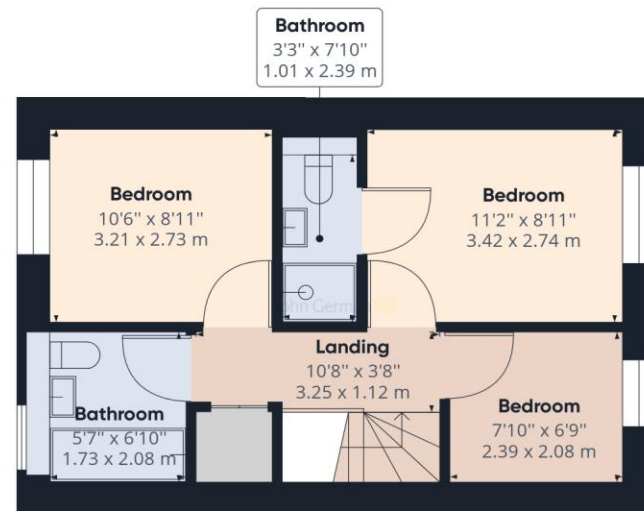


Ground Floor

Approximate total area⁽¹⁾

1081.03 ft²

100.43 m²



Floor 1

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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