

# Woodland Drive

Rocester, Uttoxeter, ST14 5LY

John   
German





# Woodland Drive

Rocester, Uttoxeter, ST14 5LY

£250,000



Beautifully presented and immaculately maintained modern three storey end town house with a landscaped enclosed rear garden, situated in this popular village within walking distance to its range of amenities.

Internal inspection and consideration of this lovely stylish home is strongly recommended to appreciate its room dimensions and layout, condition both inside and out, and its position. Suitable for a variety of buyer types including those looking for their first home, moving up or down the property ladder, or for a buy to let investment.

Situated in this popular village within easy walking distance to its range of amenities including a convenience shops, schools including the JCB Academy, doctors' surgery, public houses, hairdressers, florist, football club and active village hall. Several countryside walks are also nearby as are the lakes positioned in front of the world headquarters of JCB. The towns of Uttoxeter and Ashbourne are both only a short commute away as is the A50 dual carriageway which links the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

Accommodation - A canopy storm porch with a uPVC part obscure double glazed entrance door opens to the welcoming hall providing a delightful introduction to the home with stairs rising to the first floor with a cupboard below. Doors lead to the garage and to the fitted downstairs guest's cloakroom/WC.

To the rear is the impressive fitted dining kitchen which extends to the full width of the property having a range of base and eye level units with work surfaces, inset sink unit set below the window overlooking the garden, fitted electric induction hob with extractor over and double oven under plus space for additional appliances. Further natural light is provided by the wide French doors that open to the patio and delightful garden.

To the first floor the pleasant landing has stairs rising to the second floor plus a side facing window providing natural light and a built in airing cupboard housing the hot water cylinder. A rear facing lounge has two windows and also extends to the full width of the home. To the front is a generously sized double bedroom which has a built in double wardrobe and fitted en suite shower room having a modern white three piece suite.

The second floor landing has doors opening to the remaining two good sized bedrooms, each having built in wardrobes. The larger of the bedrooms has dual aspect windows and the smaller bedroom has a velux window and eaves storage. Completing the accommodation is the fitted family bathroom which has a white three piece suite including an electric shower above the panelled bath, complementary tiled splash backs and half tiled walls.

The property also has a fully boarded loft with ladder access, power and lighting.

Outside - To the rear a paved patio provides a lovely entertaining area adjacent to the dining kitchen leading to the pleasant enclosed and landscaped garden which is mainly laid to lawn with feature raised timber borders containing a variety of plants and shrubs. There is space for a summerhouse and gated access to the front.

To the front is a gravelled hardstanding that could provide additional parking that extends to the side of the property. A tarmac driveway provides off road parking leading to the garage which has a roller shutter door plus power and light.

**what3words:** armrests.deal.tumble

**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.

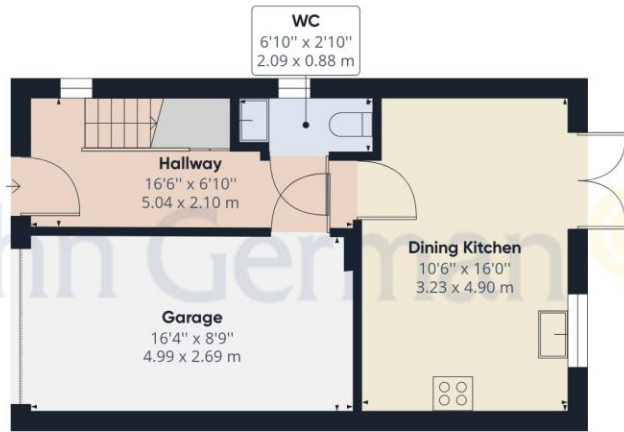
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/27072023

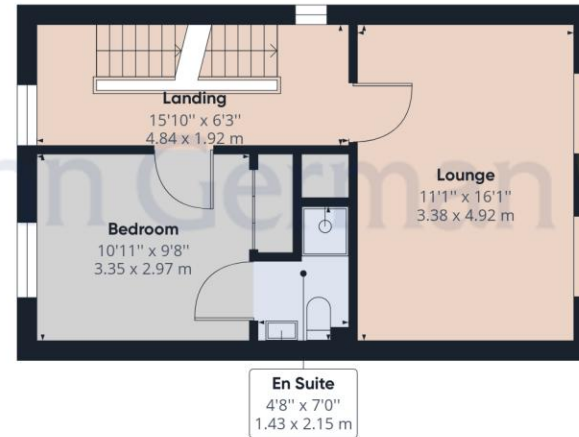
**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band C



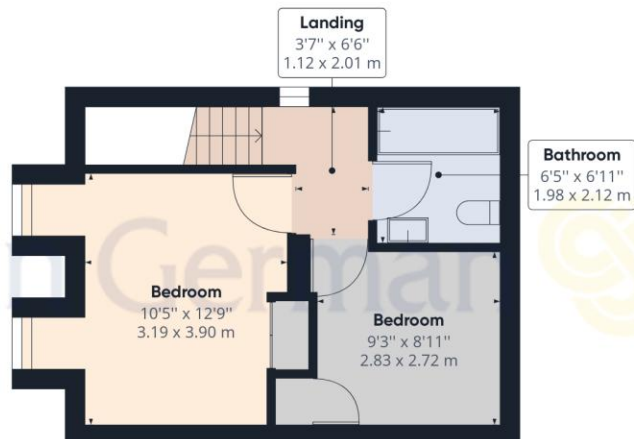




**Ground Floor**



**Floor 1**



**Floor 2**

**Approximate total area<sup>(1)</sup>**

1192.43 ft<sup>2</sup>

110.78 m<sup>2</sup>

(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		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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