

# Riversfield Drive

Rocester, Uttoxeter, ST14 5LN



Well presented and maintained mid terrace home with off road parking to the rear, situated in the heart of the popular village within easy walking distance to its range of amenities.

£160,000



John German 

For sale with no upward chain involved, viewing of this excellent modern home is strongly recommended to appreciate its condition, including a recently replaced gas central heating boiler, layout and position. Highly suitable whether looking for your first home, a downsize or a buy to let investment.

Situated in the popular village within walking distance to its range of amenities including a convenience shop, public houses, schools including the JCB Academy, doctors surgery, florist, hairdressers, fish and chip shop and church. Several walks through the surrounding countryside are also on the doorstep, including the lakes in front of the world headquarters of JCB. The towns of Uttoxeter and Ashbourne are both within easy commutable distance, as is the A50 dual carriageway linking the M1 and M6 motorways.

A tiled canopy porch with an entrance door opens to the hall where stairs rise to the first floor with useful storage cupboard below and doors lead to the ground floor accommodation and the fully tiled fitted downstairs WC.

The living room extends to the full width of the home, having a wooden laminated floor and window overlooking the garden, plus uPVC double glazed French doors providing direct access to the garden and additional light.

To the front is the fitted kitchen which has a range of base and eye level units with fitted work surfaces, inset sink unit set below the window, fitted electric hob with extractor hood over and oven under, space for additional appliances and the recently replaced wall mounted Worcester gas central heating boiler.

To the first floor, the landing has access to the loft and doors leading to the two good sized bedrooms, the front facing master extending to the width of the property and benefiting from a useful built in cupboard.

Completing the accommodation is the impressive fitted bathroom which has a white modern suite incorporating a panelled shower bath with a waterfall mixer tap, electric shower and fitted glazed screen above.

Outside to the rear, timber decking provides a pleasant entertaining area leading to the enclosed garden laid to lawn with a shed and gated access to the rear.

To the front is a low maintenance slate shale fore garden.

Shared vehicular access to the side of the terrace leads to two designated parking spaces close to the rear garden gate.

What3words: restores.translated.them

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

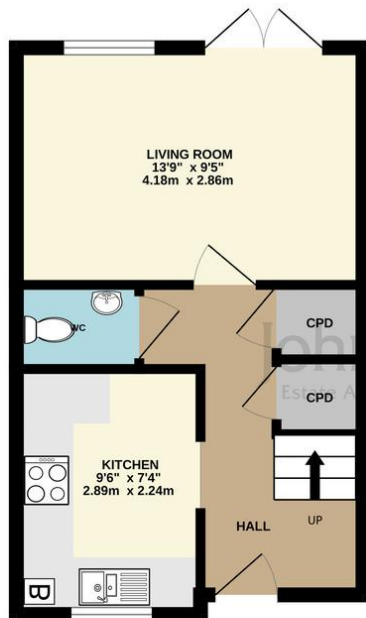
**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

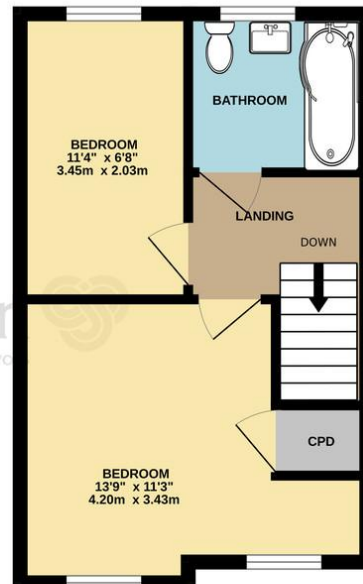
**Our Ref:** JGA/31082023

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

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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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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