

West View

Rocester, Uttoxeter, ST14 5JY



Attractive traditional forecourted mid terrace home with well presented accommodation including an extended kitchen, off road parking and garage plus a long rear garden.

£165,000

John German

Whether looking for your first home or for a delightful downsize, internal inspection and consideration of this lovely traditional home is strongly recommended to appreciate its retained feature and charm, ground floor space, lovely long rear garden backing onto fields and its exact position.

Situated in this popular village and within easy walking distance to its range of amenities including a convenience shop, public houses, schools including the JCB academy, doctors' surgery, florist, fish and chip shop and church. Several walks through the surrounding countryside are also on the doorstep plus the lakes found at the 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.

Accommodation - A uPVC part obscure double glazed door opens to the extremely welcoming and pleasant lounge having a front facing window enjoying a lovely outlook and a focal chimney breast with a cast log burner set on its hearth.

A lobby area has a useful under stairs recess and a doorway leading to the separate dining room having a feature red quarry tiled floor and focal chimney breast with a fireplace surround plus stairs rising to the first floor.

To the rear is the extended kitchen which has a range of base and eye level units with work surfaces and inset sink unit, fitted induction hob with a contemporary extractor hood over, built in double oven, integrated dishwasher and space for further appliances. Natural light is provided by a double glazed skylight plus a composite part obscure double glazed door and side window leading to the canopy porch which also provides access to the handy outside/downstairs WC.

To the first floor the landing has doors leading to the two good sized bedrooms, the front facing master enjoying a pleasant outlook towards the church and the fitted bathroom that has a white four piece suite incorporating both a panelled bath and a separate double shower cubicle with a mixer shower over.

Outside - To the front is a well stocked forecourt with a seating area enjoying a pleasant view towards the village church.

To the rear is a lovely long garden that backs onto fields that is mainly laid to lawn having several seating and entertaining areas, well stocked beds and borders containing a large variety of shrubs and plants plus a small pond.

Shared vehicular access across the rear of the terrace leads to the detached garage which has an up and over door, power points and light plus a pedestrian door to the side. Additionally, there is a detached bar and entertaining area that would suit a variety of purposes, having a uPVC double glazed window and part double glazed door to the patio/garden. To the side of the terrace is a further shared parking area.

what3words: spinners.initial.havens

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

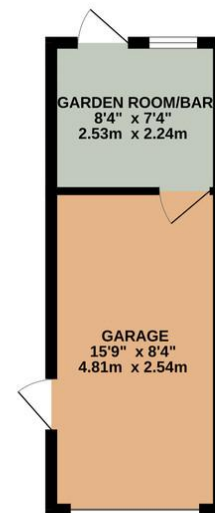
Our Ref: JGA/14092023

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

GROUND FLOOR

1ST FLOOR

GARAGE







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E		
21-38	F	24 F	
1-20	G		



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