

Dovefields

Rocester, Uttoxeter, ST14 5LT



Three-bedroom semi-detached property with stunning south facing open field views. Single detached garage, car port and driveway providing off-street parking. Ideal for a first time buyer.

NO UPWARD CHAIN

£230,000



John German

A well-presented, three bedroom semi-detached property in a quiet cul-de-sac location, with stunning south facing open field views to the rear. Property is sold with the benefit of no upward chain, sealed unit double glazed windows in UPVC for frames throughout and gas-fired central heating. Internally briefly comprises entrance hallway, sitting room, extended dining kitchen and guest cloakroom. To the first floor are three bedrooms and a bathroom.

Rocester is a charming village which is convenient for access to Uttoxeter which is a popular market town with a Waitrose supermarket and the retail park supplies many options for shoppers with large supermarket chains, food outlets and the excellent Cinebowl for evening entertainment. Not to mention some lovely boutique shops, main line brands, coffee shops and real ale public houses running along the high street the town has plenty to offer. With easy links to the A50 this is also a great area to be situated for commuting further afield to places like Stoke, Burton, Ashbourne or Derby. Obviously well positioned for JCB Headquarters.

Entering into the entrance hallway, there is a staircase to first-floor and door providing access to sitting room which has a useful understairs storage cupboard and French doors leading into the open plan dining kitchen.

The kitchen area has wooden preparation surfaces with inset 1 ½ stainless steel sink with adjacent drainer and chrome mixer tap over with tile splash back surround, a range of wall and base mounted cupboards and draws, integrated appliances consisting of fridge, Sharp dishwasher, double electric oven and grill with four ring Bosch gas hob over with extractor fan canopy, and further appliance space and plumbing for a washing machine. The dining area has a uPVC sliding door opening onto the rear garden.

The inner lobby area has built in cupboards with a door into the guest cloakroom, which has a low level WC and a corner wash hand basin with chrome mixer tap over.

On the first floor landing there is a loft hatch access and doors off to the bedrooms, bathroom and over stair storage cupboard with shelving. Bedroom one, which is a double bedroom has useful built in wardrobes with sliding doors, enjoying stunning elevated open field and countryside views to the rear. Bedroom two, which is also a double has a useful built in cupboard. The third single bedroom could also be utilised as a nursery or study.

Walking into the bathroom, there is a wash hand basin with chrome mixer tap, low level WC, bath with chrome mains shower over and glass shower screen, and chrome ladder style heated towel rail.

Outside to the front of the property is a spacious double width block paved driveway proving ample off street parking. To the side of the property is a carport area, which leads to detached single garage. Undoubtedly one of the main selling features of the property is the rear garden, having an Indian stone patio seating area benefiting from stunning south facing open field views, there is a further seating area behind the garage with artificial turf.

Agents Note: Please note the photos of the property were taken before the property was most recently let out, so there may be some variation in some of the rooms.

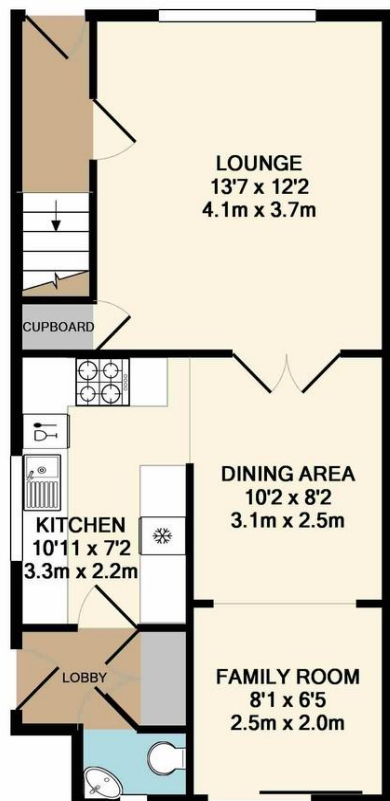
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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.

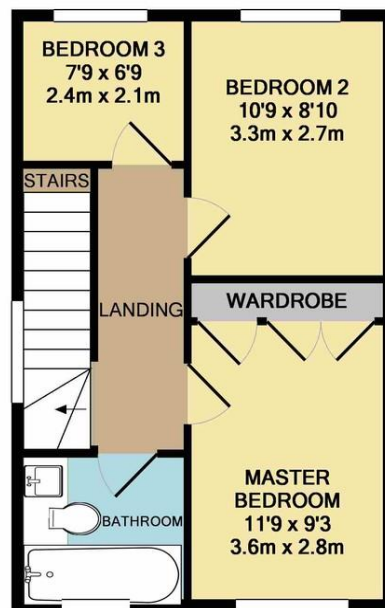
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.eaststaffsbc.gov.uk

Our Ref: JGA/21122023

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



GROUND FLOOR
APPROX. FLOOR
AREA 484 SQ.FT.
(45.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 369 SQ.FT.
(34.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 853 SQ.FT. (79.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

 OnTheMarket

 rightmove

 RICS

 arla
propertymark
PROTECTED

 naea
propertymark
PROTECTED

 The Property
Ombudsman

 tsj
APPROVED CODE
TRADING STANDARDS.UK

John German
9a Market Place, Uttoxeter, Staffordshire, ST14 8HY
01889 567444
uttoxeter@johngerman.co.uk

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.

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent