

Woodland Drive

Rocester, Uttoxeter, ST14 5LY

John 
German





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£450,000

BACKING ONTO FIELDS WITH OPEN VIEWS.

A well proportioned family sized home providing balanced accommodation situated at the hear of the cul de sac within the popular village.



Improved and remodelled by the current owners to include an open plan living/dining kitchen. Viewing and consideration of this generously sized family home is strongly recommended to appreciate the balance between the ground floor living space and the first floor bedrooms which extend to over 1300 square feet in total, general room dimensions and layout, and its exact position at the cul de sac benefitting from a southerly facing garden, backing onto fields enjoying far reaching views. Situated in the popular village within walking distance to its range of amenities including its convenience shop, schools including the JCB Academy, doctors' surgery, florist, hairdressers, garage, public house, church and the football club. Additionally, there are several walks on the doorstep through the surrounding countryside and the lakes found at the front of the world headquarters of JCB. The towns of Uttoxeter and Ashbourne are both in 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 replacement composite and part obscured double glazed entrance door with side lights, opens to the spacious hall providing an indication of the size of the home, with stairs rising to the first floor, understairs cupboards and doors to the ground floor accommodation and the refitted downstairs WC which has a contemporary two piece suite. The generously sized lounge extends to the depth of the home having a front facing walk in bay window and sliding patio doors giving direct access to the rear patio and garden. The hugely impressive open plan living/dining kitchen has two doors to the hall and provides space for both a dining suite and soft seating, already having a fitted window seat set below one of the two windows overlooking the garden and adjoining fields. There is a range of base level units with contrasting eye level cupboards, plus quality worktops and inset sink unit set below the window, fitted gas hob with an extractor hood over, built in double electric oven, integrated dishwasher and space for further appliances. Additional light comes from a uPVC double glazed door opening to the side elevation. Completing the ground floor space is the study which has a front facing window and a built in shelving cupboard providing potential to be used as a fifth bedroom if required.

To the first floor, the landing has a built in airing cupboard housing the pressurised hot water cylinder, and doors leading to the four bedrooms, three of which can easily accommodate a double bed and all having built in wardrobes. The rear facing bedrooms enjoy the fabulous far reaching views including the master, which also benefits from a separate dressing room with built in storage and a door to the fitted ensuite shower room having a modern ensuite incorporating a double shower cubicle. Finally there is the refitted family bathroom which has a contemporary white suite.

Outside, to the rear, the southerly facing garden provides potential to be landscaped to your own taste. At present having a lovely natural stone effect paved patio providing a delightful seating and entertaining area, enjoying a degree of privacy and far reaching views over the surrounding countryside and well stocked borders with brick ending containing a variety of shrubs and plants. The paving extends to the side of the property which also has an artificial lawn and raised borders. To the front, there are shrubbed borders and a tarmac driveway providing ample parking for several vehicles, leading to the attached garage that has two electric roller doors, power points and light. The property benefits from solar panels providing reduced electricity costs, the ownership of which will transfer with the property.

What3words: elevates.became.spellings

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

Property construction: Brick. **Parking:** Drive & garage.

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** LPG central heating.

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

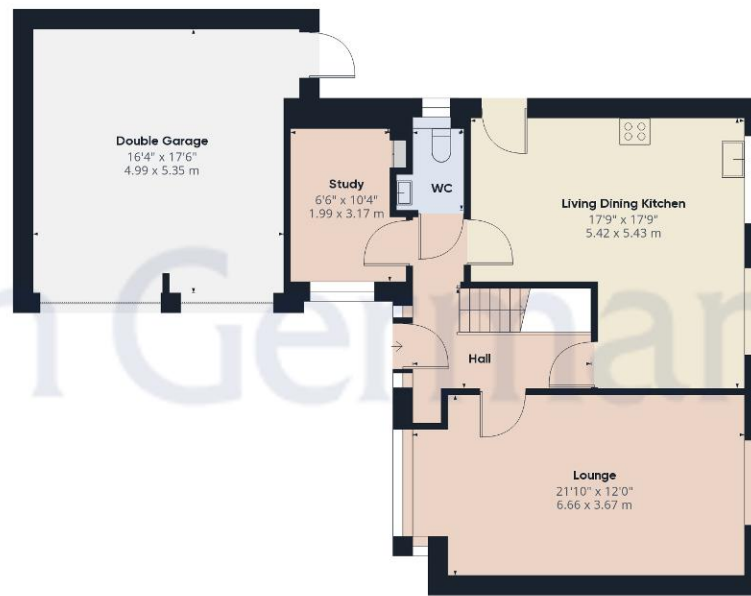
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band E

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

Our Ref: JGA/19022024





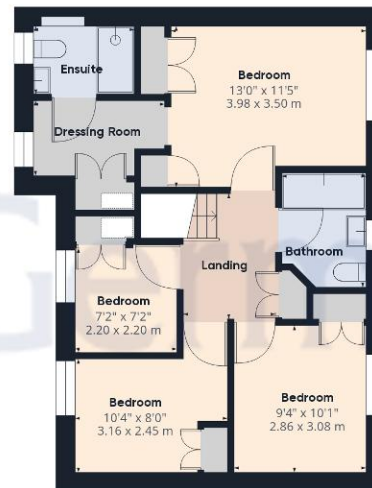


Ground Floor

Approximate total area⁽¹⁾

1610.39 ft²

149.61 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

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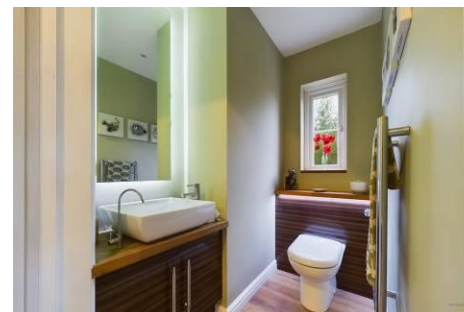
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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