

Wentworth Place

Rocester, Uttoxeter, ST14 5ND

John German





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£335,000

Extremely attractive cottage style modern home with beautifully presented and immaculately maintained accommodation, occupying a lovely position on a small and exclusive cul de sac in this popular village.

Individually designed and built by the renowned local builder Radmore Homes in 2019, internal inspection of this hugely impressive home is strongly recommended whether you are looking to move up or down the property ladder. Appointed to a truly excellent standard, it has been impeccably maintained and cosmetically enhanced by the current owners.

Situated on an exclusive de sac development of only sixteen homes, within easy walking distance to the villages wide range of amenities including a convenience shop, first and middle schools plus the JCB academy, public house, doctors surgery, florist, fish and chip shop, Indian restaurant, garage and church. Several walks through surrounding countryside are also on the doorstep plus the lakes positioned in front of the world headquarters of JCB. The towns of Uttoxeter and Ashbourne are both within easy commutable distance and the nearby A50 dual carriageway links the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

Accommodation - A traditional tiled canopy porch with a hardwood and part obscure glazed entrance door opens to the extremely welcoming hall providing a lovely introduction to the home having a mosaic tiled floor insert, timber flooring with underfloor heating that extends to the entire ground floor, stairs to the first floor with an under stairs cupboard and quality doors to the ground floor accommodation.

The generously sized lounge/dining room has a focal chimney breast with an inset log burner set on a marble hearth plus double glazed patio doors opening to the garden.

The excellent kitchen provides space for a breakfast table if desired, with a range of quality base and eye level units and timber worktops incorporating an inset sink unit set below one of dual aspect windows. There is a fitted gas hob with extractor over and double oven under plus integrated dishwasher, fridge and freezer.

The separate utility room has the same quality units as the kitchen with a timber work surface and inset sink unit plus feature tiled splash backs, space for appliances and a side facing window. A door opens to the superior guest's WC which has a contemporary two piece suite and complemented tiled splash backs.

The lovely first floor landing has a window providing natural light, access to the part boarded loft and quality doors leading to the three good sized bedrooms, two of which can easily accommodate a double bed. The delightful master bedroom has the benefit of a superior en suite shower room having a white contemporary suite incorporating a walk-in shower cubicle with mixer shower over.

Completing the accommodation is the luxury family bathroom which has a contemporary four piece suite incorporating both a panelled bath and a separate double shower cubicle with a mixer shower over.

Outside - To the side a paved patio provides a lovely seating and entertaining area leading to the enclosed garden which is laid to lawn with borders and a shed. A timber five bar pedestrian gate leads to the front where there is an enclosed foregarden containing a variety of shrubs and plants.

To the rear a paved path has space for a log store and a gate opening to the side of the property. To the side of the home is the attractive timber framed tiled carport providing parking for two cars plus a further adjoining block paved hardstanding providing further parking.

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Note: There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

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

Property construction: Fibre **Parking:** Drive and carport **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Gas

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

Broadband type: Fibre 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 C

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

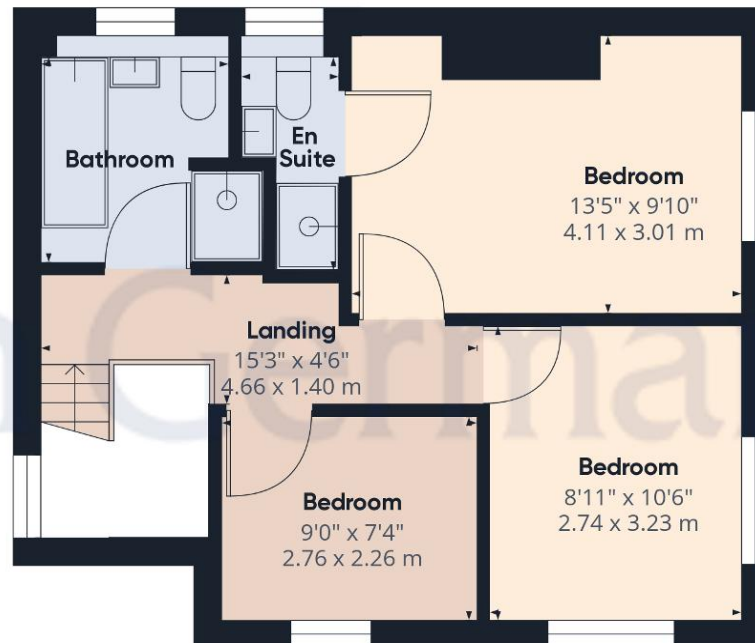
Our Ref: JG A/29022024







Ground Floor



Floor 1

Approximate total area⁽¹⁾

902.43 ft²

83.84 m²

(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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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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