

Mill Street

Rocester, Uttoxeter, ST14 5JX

John 
German





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£225,000

Modern semi detached home suitable for a variety of buyers having undergone a comprehensive improvement programme, situated in the heart of this popular village within walking distance to its amenities.



Whether looking to make your first step onto the property ladder, a home move or for a buy to let investment, internal inspection of this delightful well presented property is highly recommended. Considerable improvements have been made by the current owner, the most notable addition being the new connection to mains gas with a central heating system and combination boiler. The property benefits from off road parking to the rear adjoining the enclosed garden that enjoys a degree of privacy.

Situated in the heart of the ever increasingly popular village of Rocester, within walking distance to its range of amenities including two convenience shops, schools including the JCB Academy, public houses, doctors surgery, florist, café, garage and football club. Also on the doorstep are walks through the surrounding countryside plus the lakes situated 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 plus the cities of Derby and Stoke on Trent.

Accommodation - A part obscure double glazed entrance door opens to the hall providing a lovely introduction to the home with half panelled walls and stairs rising to the first floor.

The well proportioned lounge also has a feature half panelled walls to one side, a useful understairs cupboard and a front facing window providing light.

Extending to the width of the property located at the rear is the fitted dining kitchen having a tiled floor and a range of base and eye level units with worktops and inset sink unit set below the window overlooking the garden, fitted hob with an extractor hood over and oven under plus space for further appliances. The dining area has wide sliding patio doors opening to the patio and garden.

To the first floor the landing has a built in cupboard housing the combination central heating boiler and access to loft with a fitted pull down ladder. Doors open to the three bedrooms, two of which can easily accommodate a double bed and to the family bathroom which has a white suite incorporating a panelled shower bath with a fitted mixer shower and glazed screen above.

Outside - To the rear a paved patio and a slate shale bed provides a pleasant seating and entertaining area leading to the garden which is predominantly laid to lawn, part of which has been re-seeded. There is space for a shed, gated access to the front and a further gate to the double width parking allocation for the property.

To the front is a low maintenance enclosed foregarden with shrubs and plants.

Note: The current EPC was completed before the new gas central heating system was installed.

what3words: bottle.strictest.dolphin

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

Property construction: Traditional **Parking:** Designated parking approached from rear

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/>

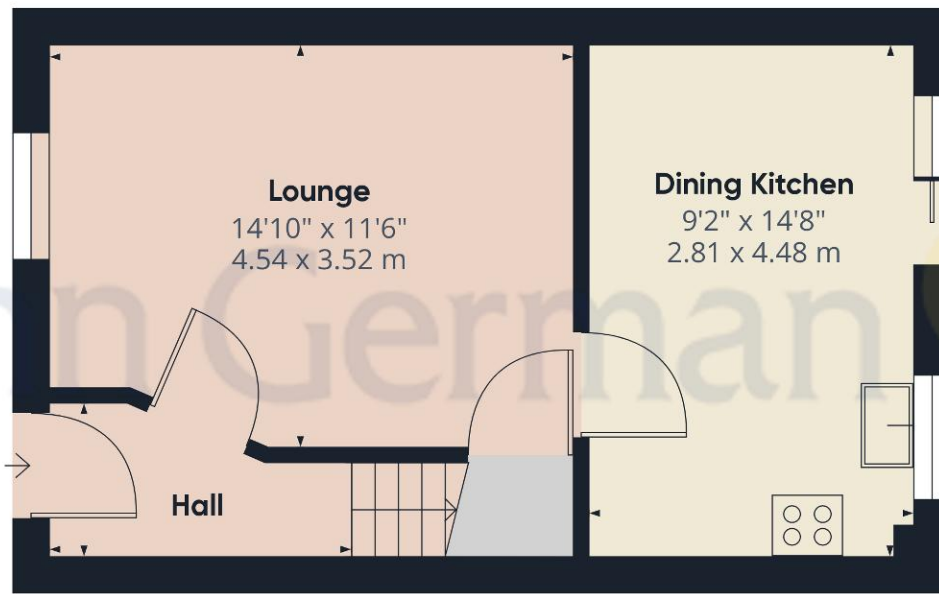
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band B

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

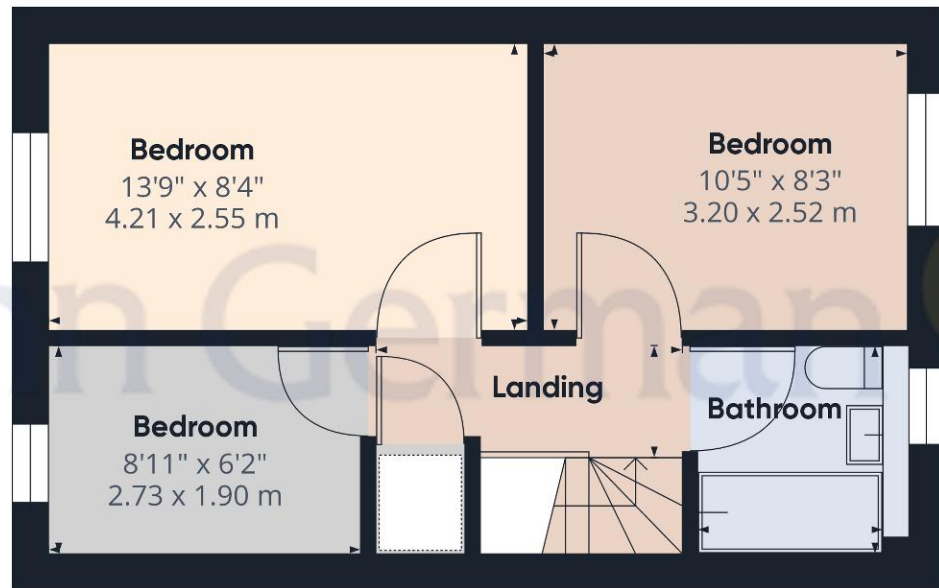
Our Ref: JGA/09042024







Ground Floor



Floor 1

Approximate total area⁽¹⁾

682.94 ft²

63.45 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		
81-91	B		86 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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