

Northfield Avenue
Rocester, Uttoxeter, ST14 5LE



Substantial traditional semi detached home in need of improvement, occupying a good size plot providing a huge amount of potential, situated in the popular village.

£200,000

John German

For sale with no upward chain involved, viewing and consideration of this well proportioned 'red brick' semi detached home is essential to appreciate the potential to make it your own, and the plot size which provides scope to easily extend the accommodation (subject to obtaining the necessary planning permission/consents), while not compromising the outside space.

Situated in the popular village within walking distance to its range of amenities including schools (including the JCB Academy), doctors' surgery, convenience shops, public houses, village hall, florists, church and the football club. Walks through the surrounding countryside are also on the doorstep, plus the lakes to the front of the world HQ of JCB. The towns of Uttoxeter and Ashbourne are both within easy commutable distance, as is the A50 dual carriageway road network.

A uPVC entrance door opens to the central hall where there is a useful built in pantry cupboard and stairs rising to the first floor, plus doors to the ground floor living accommodation.

The spacious lounge extends to the full depth of the home having a focal chimney breast and an electric fire with a stone effect surround. Dual aspect windows provide ample natural light with potential to install French doors at the rear to provide direct access to the garden.

The separate dining room is positioned to the front of the home, also having a focal chimney breast and electric fire. Given the size of the lounge, this room could be used as a family room, playroom or study, depending on your needs.

The kitchen has base level units with worksurfaces and an inset sink unit below the window overlooking the garden, a built in cupboard and space for appliances, plus a uPVC door giving direct access to the patio and garden.

A doorway leads to the utility room which has plumbing for a washing machine and space for further appliances, plus a side facing window (originally the bathroom before being moved upstairs).

To the first floor, the landing has a rear facing window and a useful cupboard, plus access to the loft. Doors open to the three good size bedrooms, all of which can accommodate a double bed with the rear facing room having a fitted airing cupboard and wardrobe.

Completing the accommodation is the spacious bathroom, originally a bedroom, having a three piece suite incorporating a panelled bath with an electric shower over and tiled splashbacks.

Outside to the rear, a wide patio extends to the width of the plot providing a pleasant seating and entertaining area and access to the outside WC. The good size garden is predominantly laid to lawn with well stocked borders containing a variety of shrubs and plants, space for a shed and a brick built coal house. The garden provides ample space to enable the property to be extended (subject to obtaining the necessary planning permissions).

To the front is a garden laid to lawn with borders, enclosed to three sides with a tarmac driveway providing parking for several vehicles.

What3words: bless.games.grounding

NOTE: THE PROPERTY IS NOT REGISTERED WITH THE LAND REGISTRY AND WILL REQUIRE A FIRST REGISTRATION ON SALE, FOR WHICH MOST SOLICITORS WILL MAKE AN ADDITIONAL CHARGE.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Electric heaters

(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 B

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

Our Ref: JGA/14112024

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GROUND FLOOR



1ST FLOOR



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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