

Wentworth Place, Dove Lane

Rocester, Uttoxeter, ST14 5ND

John 
German






*Believe it and
it will happen*



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£342,950



Superb modern attached family sized home providing deceptively spacious accommodation extending to over 1200 sq.ft, appointed to a high standard and situated in a quiet cul de sac in the village. **PLANNING PERMISSION FOR HOME OFFICE.**

This contemporary home was built by the local builder Radmore Homes in 2020 who are renowned for their quality finish, eye for detail and superior specification. Whether looking to move up or down the property ladder, inspection and consideration of this fabulous family home is strongly recommended to appreciate its room dimensions and layout plus the further improvements made by the current owner. It also benefits from Planning Permission to erect a detached outbuilding for use as a home office, planning reference P/2021/00875 on the East Staffordshire planning portal.

Situated at the head of this exclusive development comprising of only sixteen homes in this popular village and within walking distance of its wide range of amenities including convenience shops, well regarded shops including JCB Academy, public houses, florists, doctor's surgery and a fish and chip shop. The world headquarters of JCB and its pretty lakes are also closeby. The towns of Uttoxeter and Ashbourne are both within easy commutable distance as is the A50 dual carriageway linking the M1 and M6 motorways.

Accommodation - A composite part obscure double glazed entrance door opens to the impressive and extremely welcoming hall which has stairs rising to the first floor with storage beneath, a side facing window providing natural light and a lovely tiled floor that runs through the whole of the ground floor space with under floor heating. Doors open to the living accommodation and to the guest's cloakroom/WC.

To the front is a delightful and comfy sitting room which has dual aspect windows and a focal wall mounted living flame effect gas fire, ideal for those cosy evenings.

At the rear is the real hub of the home - the open plan living and dining kitchen equipped with an extensive range of base and eye level units with timber work surfaces and matching breakfast bar, inset sink unit set below one of the two side facing windows, an integrated fridge freezer and dishwasher plus space for a range stove with a stainless steel splash back and extractor over. Further natural light comes from wide bi-folding doors which open to the garden.

To the first floor the pleasant landing has a built in airing cupboard and access to the loft plus doors opening to the four bedrooms, three of which can accommodate a double bed, and the superior family bathroom which has a modern four-piece suite incorporating both a panel bath and a separate double shower cubicle. The rear facing master bedroom has French doors opening to a balcony and the benefit of an en suite shower room which has a modern suite incorporating a double shower cubicle.

Outside - To the rear a delightful enclosed and low maintenance garden enjoys a degree of privacy having a paved patio and decking with lighting providing lovely entertaining areas plus an artificial lawn with borders and an extremely useful timber constructed shed/summerhouse.

Block paved access leads to the front of the property where lies a grassed area offering potential for extra parking, well stocked borders and timber five bar gates leading to a block paved driveway and gravelled hardstanding providing ample off road parking for multiple vehicles.

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/14112022

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





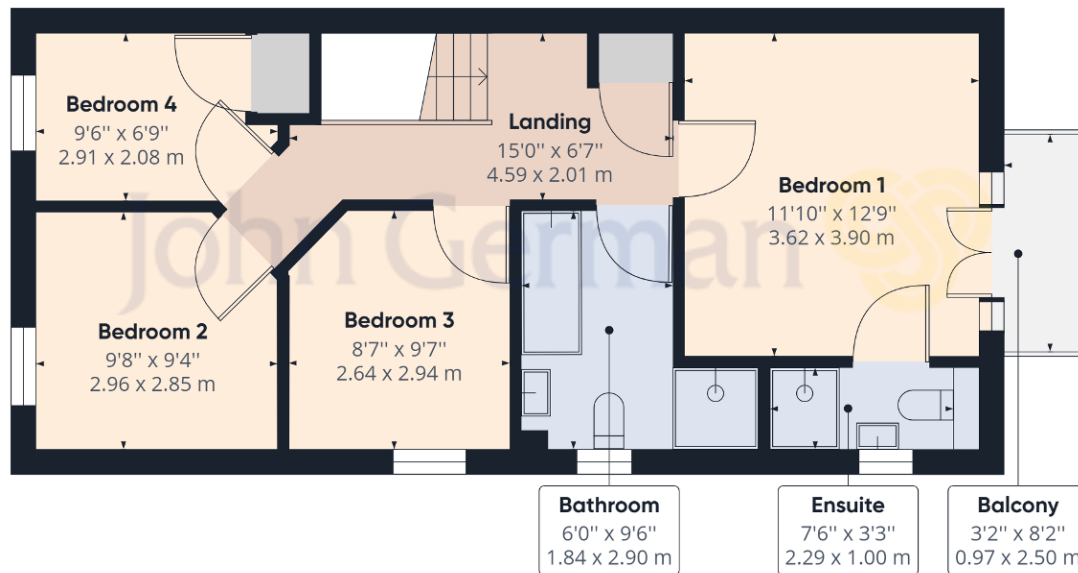


Ground Floor

Approximate total area⁽¹⁾

1186.86 ft²

110.26 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

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.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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