

# Dovefields

Rocester, Uttoxeter, ST14 5LT



Traditional chalet-style semi-detached home with a refitted kitchen and further scope to personalise, occupying a pleasant position in the popular village within walking distance to its range of amenities.

£209,999



John German

For sale with no upwards chain involved, consideration of this decently sized, semi-detached home is strongly recommended to appreciate its room dimensions, potential, plot and position. An ideal small project for first time buyers, home movers, or buy to let investors.

Situated in the popular village of Rocester, within easy walking distance to its wide range of amenities including a convenience shop, three schools including the JCB Academy, Doctors Surgery, public house, florists, and a fish & chip shop. The World Head Quarters of JCB and its lakes are also close by, as are footpaths through the surrounding countryside. The towns of Uttoxeter and Ashbourne are both easy commutable distances, as is the A50 dual carriageway linking the M1 and M6 motorways, plus the cities of Derby and Stoke-on-Trent.

An obscured double-glazed entrance door opens to the hall, having stairs rising to the first floor and double doors opening to the ground floor accommodation. The generously sized lounge has a focal open fire with a feature stone effect surround and display plinths, a useful under stairs cupboard and two windows providing natural light. Across the rear of the property is the dining room which has a window overlooking the garden with potential for this to be replaced by French doors to give direct access to the patio (subject to the necessary consents).

From the dining room, a door opens to the extremely impressive refitted kitchen which has an extensive range of base and eye level units including an integrated bin and spice rack, with quality quartz worktops and returns, an inset sink unit set below the side facing window, a fitted electric hob and extractor over and oven under, plus an integrated dishwasher and fridge/freezer. A part glazed door leads to the useful porch where there is plumbing for a washing machine and space for a tumble dryer, plus a door to the rear.

To the first floor, the landing has a side facing window and doors leading to the three good sized bedrooms, two of which can accommodate a double bed. The family bathroom is fitted with a white suite, having an electric shower above the panelled bath and tiled walls.

Outside to the rear, the good-sized enclosed garden has a paved patio leading to the lawn with beds and borders, plus space for a shed and summerhouse. To the front there is a wide tarmac driveway providing off-road parking with a border, extending to the side elevation and leading to the detached garage which has power points. There is power to the shed and two gates available to reinstate to the front entrance if required.

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

**Property construction:** Standard

**Parking:** Drive & garage

**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](http://www.gov.uk/government/organisations/environment-agency)  
[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/09072024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a

GROUND FLOOR

1ST FLOOR











Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		

 OnTheMarket

 rightmove

 RICS

 arla  
propertymark  
PROTECTED

 naea  
propertymark  
PROTECTED

 The Property  
Ombudsman

 tsj  
APPROVED CODE  
TRADING STANDARDS UK

John German  
9a Market Place, Uttoxeter, Staffordshire, ST14 8HY  
01889 567444  
uttoxeter@johngerman.co.uk

#### 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.

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

**JohnGerman.co.uk** Sales and Lettings Agent