

# Ashbourne Road

Rocester, Uttoxeter, ST14 5LF

John   
German









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£265,000

Modern style detached bungalow providing deceptively spacious and well maintained accommodation, but with scope for cosmetic updating, occupying a pleasant plot set back from the road.





For sale with no upwards chain involved, viewing of this generously sized detached bungalow is essential to appreciate its room dimensions and layout, scope to make it your own, pleasant garden and its exact position.

Situated in the heart of the village set back from Ashbourne Road, within walking distance to its range of amenities including the doctors surgery, convenience shops, public houses, florist, schools and a garage. Several walks to the surrounding countryside are also close by, including the lakes to the 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.

Accommodation: A uPVC part obscured double glazed entrance door opens to the L shaped hall, having a built-in airing cupboard and doors leading to the spacious accommodation.

To the front of the home is the fitted dining kitchen, having a range of base and eye level units with work surfaces and an inset sink unit set below one of the dual aspect windows, space for a cooker with an extractor over, plumbing for both a washing machine and dishwasher, plus space for a fridge freezer. Additional light comes from the part obscured double glazed door opening to the side of the bungalow.

Behind is a generously sized lounge, having a fitted air conditioning unit and wide tilt and slide patio doors opening to the brick based and uPVC double glazed conservatory, which provides additional living space having a view over the garden, radiator, and wide patio doors to the outside entertaining space.

There are two good sized bedrooms, each able to accommodate a double bed and having fitted furniture. The good-sized master has the benefit of a fitted en suite shower room with a white suite incorporating a double shower cubicle with a mixer shower over.

Completing the accommodation is the family bathroom, which has a three piece suite incorporating a panelled bath with a shower and glazed screen above.

Outside: To the rear, a spacious block paved patio with a timber pergola provides a lovely seating and entertaining area leading to the lawn which has well stocked borders and beds containing a variety of shrubs and plants plus young fruit bearing trees, space for a shed and gated access to the front.

To the front there is a well stocked fore garden containing a variety of shrubs and plants. A vehicular right of access leads to the drive which provides off road parking and the garage that has an electric roller door with power and light, and to the rear a laundry area which has access to the garden.

Agents notes: There are covenants appertaining to this property, a copy of the land registry is available on request. What3Words: pianists.twinge.pinch

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

**Property construction:** Standard **Parking:** Driveway **Electricity supply:** Mains **Water supply:** Mains

**Sewerage:** Mains **Heating:** Mains (Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** TBC 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 D

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

**Our Ref:** JGA22072024









Approximate total area<sup>(1)</sup>  
1134.84 ft<sup>2</sup>  
105.43 m<sup>2</sup>

(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

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