

# Wentworth Place

Rocester, Uttoxeter, ST14 5ND





# Wentworth Place

Rocester, Uttoxeter, ST14 5ND

£485,000

Beautifully presented and immaculately maintained modern family sized home with well proportioned and versatile accommodation set over three floors, with magnificent far reaching views to the rear.



Built in 2019 by the renowned local builder Radmore Homes, internal inspection of this hugely impressive family home is absolutely essential to appreciate its room dimensions and layout including a fabulous open plan living/dining kitchen with bifold doors, superb enhanced condition and the magnificent far reaching views to the rear over the surrounding countryside.

Situated in a quiet exclusive cul-de-sac development of only sixteen homes in the popular village, within walking distance of its range of amenities including convenience shops, public houses, schools including the JCB Academy, active village hall, doctors' surgery, florists and takeaways. Walks through the surrounding countryside are also on the doorstep, plus 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.

To the side of the home, a part obscured double glazed entrance door opens to the welcoming hall providing a lovely introduction to the home with stairs rising to the first floor, an understairs cupboard and doors leading to the spacious ground floor accommodation, all of which has underfloor heating.

The real hub of this family home is the fabulous open plan living/dining kitchen that extends to the full width of the home having wide aluminium bifold doors opening to the rear garden and enjoying the magnificent views. There is an extensive range of base and eye level units with solid oak work surfaces and an inset sink unit set below the side facing window, a fitted hob with extractor hood over and two electric ovens under, plus an integrated dishwasher and fridge freezer.

To the front of the home, there is a separate adaptable reception room, making an ideal sitting room, study or dining room as it is currently used, having wide French doors and a door opening to the downstairs WC which has a quality modern white two piece suite. Completing the ground floor space is the laundry cupboard having a fitted worksurface to one side with plumbing for a washing machine and base units.

To the first floor, the spacious landing has built in storage and stairs rising to the first floor. There is ample space on the landing to be used as a study area as it is currently, and doors lead to two double bedrooms, each extending to the full width of the home. The spacious rear facing master has a Juliet balcony taking full advantage of the rear views and the benefit of a luxury en suite shower room having a modern suite incorporating a double shower cubicle. Also on the first floor is a luxury family bathroom which has a modern four piece suite incorporating both a panelled bath with feature tiled splashbacks and a separate shower cubicle.

To the second floor, the landing has two double glazed skylights providing natural light, also providing enough space to be given a purpose, again currently used as a study/work area. Doors lead to two further double bedrooms, the delightful rear facing room again enjoying the fabulous far reaching views. Finally, there is a shower room which has a modern white suite incorporating a shower cubicle with a mixer shower over and complementary tiled splashbacks.

Outside to the rear, a wide paved and block paved patio provides a lovely seating and entertaining area enjoying a good degree of privacy leading to the enclosed garden which is laid to lawn with rail fencing to the rear to take full advantage of those fabulous views.

To the front is a garden laid to lawn. A double width block paved driveway provides ample off road parking, leading to the attached carport and garage that has an up and over door, power and light, storage space above and a personal door into the carport.

**What3words:** sideboard.ozone.resources

**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, carport & 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 F

**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/11092024

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 qualified professional in their relevant field.



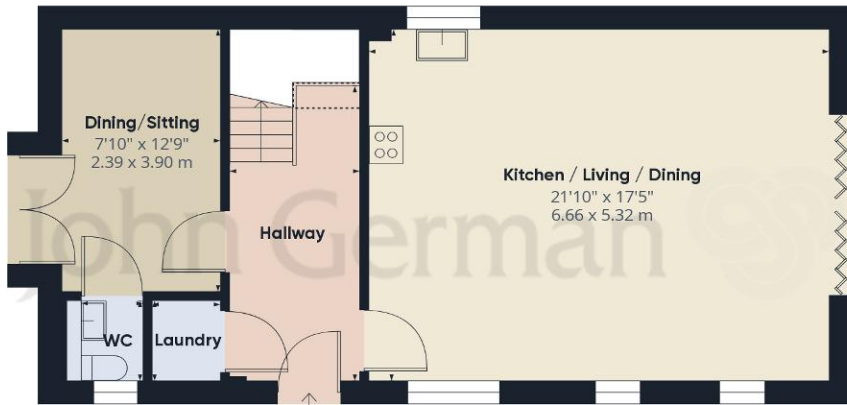




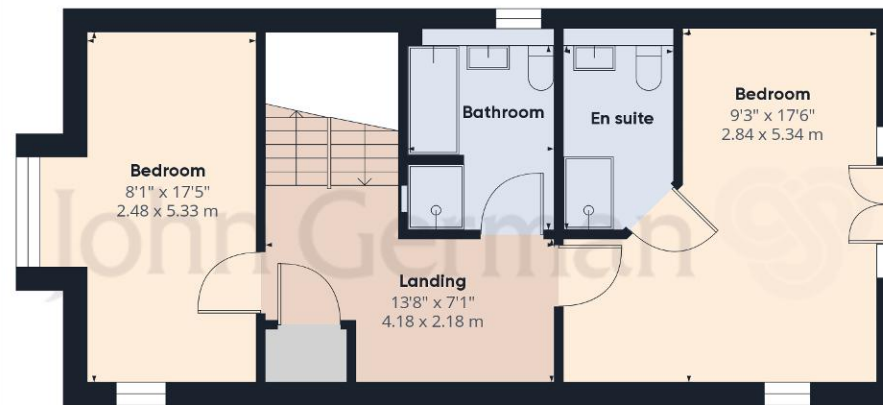








Ground Floor Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>

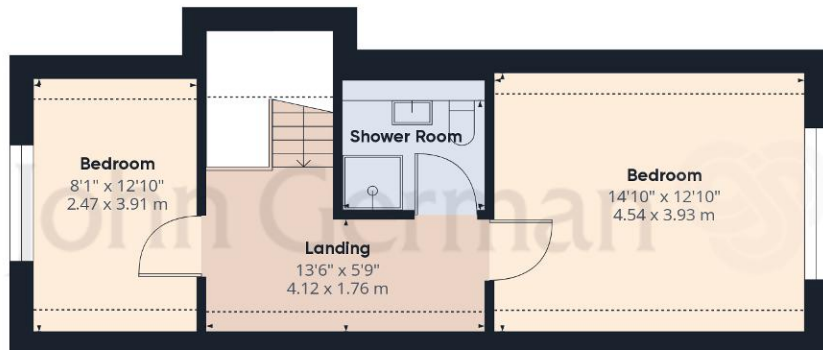
1842.57 ft<sup>2</sup>

171.18 m<sup>2</sup>

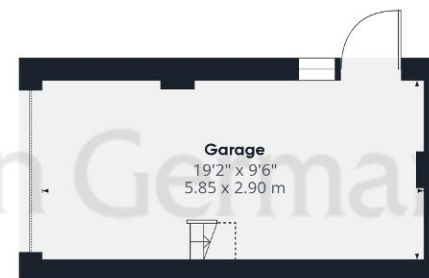
Reduced headroom

87.4 ft<sup>2</sup>

8.12 m<sup>2</sup>



Floor 2 Building 1



Ground Floor Building 2

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



### 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             |         | 92 A      |
| 81-91 | B             | 86 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



John German

9a Market Place, Uttoxeter, Staffordshire, ST14 8HY

01889 567444

uttoxeter@johngerman.co.uk

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



