

Riversfield Drive

Rocester, Uttoxeter, ST14 5LN



Much improved chalet style semi detached home suitable for a variety of potential buyers. Situated in the popular village within easy reach of its amenities.

£225,000



John German

Whether looking to move up or down the property ladder, or for your first home, viewing and consideration of this improved three bedroom home is essential to appreciate the work done by the current owner, along with its room dimensions. Situated in the popular village within walking distance to its range of amenities including convenience shops, public houses, schools including the JCB Academy, doctors surgery, florist, church and garage. Several walks through 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, as is the A50 dual carriageway linking the M1 and M6 motorways, plus the cities of Derby and Stoke on Trent.

A graphite uPVC part obscured double glazed door and side panel opens to the hall where stairs rise to the first floor and a door leads to the ground floor accommodation. The generously sized lounge has a focal chimney breast and slabbed hearth, plus a wide front facing window providing ample light, and a useful understairs cupboard. The highly impressive dual aspect dining kitchen extends to the full width of the home at the rear, with feature ceiling lights and downlighting, plus uPVC double glazed French doors overlooking the rear garden and providing access to the patio. There is an extensive range of base and eye level units with work surfaces and an inset ceramic sink unit set below the window overlooking the rear garden, a fitted gas hob with an extractor hood over, built in double electric oven, plumbing for a washing machine and space for a fridge freezer.

To the first floor, the landing has a side facing window providing natural light and doors leading to the three good sized bedrooms, two of which can easily accommodate a double bed and with the front facing master having built in wardrobes to one side. Completing the accommodation is the fully tiled family bathroom having a white modern suite incorporating a panelled bath with a mixer shower and glazed screen above, plus a chrome effect towel rail.

Outside to the rear, a paved patio provides a pleasant seating and entertaining area, leading to the enclosed garden laid mainly to lawn, with well stocked beds and a slate shale seating area at the top of the garden with space for a playhouse. To the front is a garden laid to lawn with a shrubbed bed. A driveway extends to the side of the property, providing ample off road parking with wrought iron gates, leading to the detached garage which has an up and over door, power and light.

What3words: meanwhile.recruiter.chilled
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 & garage.
Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas (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
Our Ref: JGA/10022025

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 <p>Ground Floor Building 1</p>	 <p>Floor 1 Building 1</p>	<div>John German </div> <div>Approximate total area⁽¹⁾ 852.19 ft² 79.17 m²</div> <div>(1) Excluding balconies and terraces</div> <div>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</div> <div>Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.</div> <div>GIRAFFE360</div>
 <p>Ground Floor Building 2</p>		





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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TRADING STANDARDS UK

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