

Castrum Court

Rocester, Uttoxeter, ST14 5PL

John German



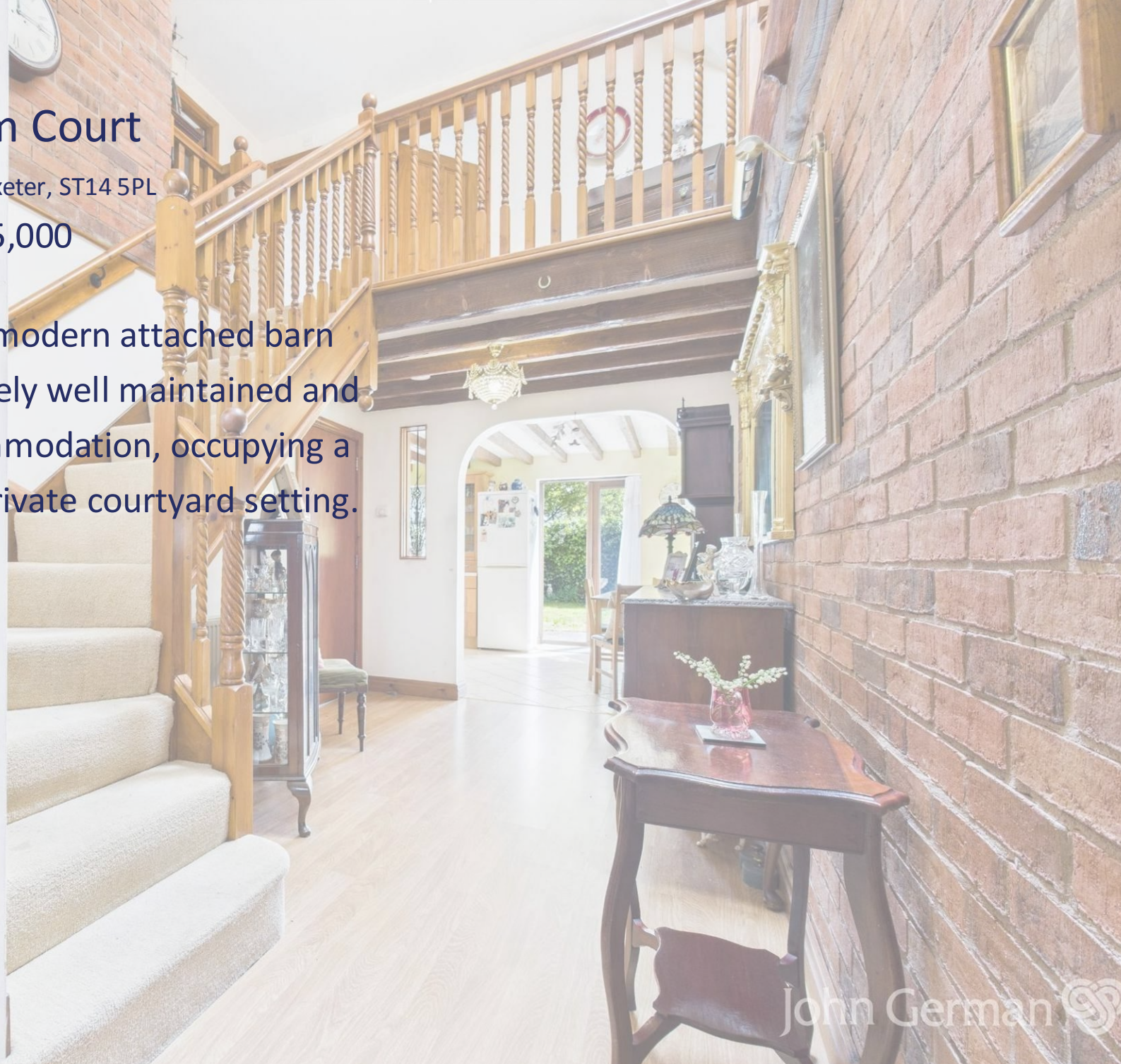


Castrum Court

Rocester, Uttoxeter, ST14 5PL

£375,000

Attractive two storey modern attached barn conversion with extremely well maintained and generously sized accommodation, occupying a lovely position on the private courtyard setting.



Whether looking to move up or down the property ladder, viewing and consideration of this excellent modern style attached home is essential. Originally planned as a four-bedroom property, at the point of build, it instead has three good size bedrooms (easily remodelled back to four). Appointed to a high standard, the accommodation is centred around a lovely reception hall and first floor landing.

Situated on the edge of a quiet private courtyard development in the centre of the popular village, within walking distance to its amenities including convenience shops, public houses, well regarded schools including the JCB Academy, doctors' surgery, village hall and playing field, florists, hairdressers, fish and chip shop, church and the football club. Walks through the surrounding countryside are also on the doorstep, plus the lakes at the front of the world headquarters of JCB. The towns of Uttoxeter and Ashbourne are 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 timber entrance door opens to the impressive reception hall providing a welcoming introduction to the home, having an exposed wall feature and a lovely staircase rising to the first floor. Doors lead to the integral garage and the guest WC.

The spacious living room extends to the depth of the home, having a focal brick fireplace with a timber beam mantle, front facing window and wide French doors opening to the patio and garden.

The wide dual aspect fitted dining kitchen has a range of base and eye level units with worktops and an inset sink unit set below the side facing window enjoying a pleasant outlook, fitted electric hob with an extractor over, built in electric oven, plumbing for a dishwasher and space for a fridge freezer. Additional light comes from the wide French doors opening to the pleasant garden and patio.

To the first floor, the lovely galleried landing has a skylight providing natural light and doors leading to the three good size bedrooms, all of which can accommodate a double bed, two very easily along with furniture. The spacious dual aspect master bedroom extends to the depth of the home and benefits from an en suite bathroom which has a white suite incorporating a panelled shower bath with a mixer shower and glazed screen above, plus tiled walls.

Finally, there is the family bathroom, originally planned and a bedroom, having a white suite and majority tiled walls.

Outside, to the rear, a block paved patio provides a peaceful seating area, leading to the enclosed garden which is mainly laid to lawn with shrub borders and gated access to the side.

To the front there is a well-stocked border. A block paved driveway provides off road parking leading to the garage which has an up and over door, power, light, plumbing for a washing machine and the freestanding oil-fired central heating boiler. On the opposite side of the vehicular access is an additional parking space with a shrub border.

There is a small annual charge of the maintenance of any communal areas. We are advised this is approximately £100 per annum.

What3words: ///gentle.coasting.predict

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:** Oil fired central heating (Purchasers are advised to satisfy themselves as to their suitability).

Note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

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 TBC

Useful Websites: www.gov.uk/government/organisations/environment-agency www.eaststaffsb.gov.uk

Our Ref: JGA/19052025

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.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks; this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1406 ft²

130.6 m²

Reduced headroom

6 ft²

0.6 m²

(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 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.

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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		
81-91	B		
69-80	C		74 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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