

Coronation Crescent

Rocester, Uttoxeter, ST14 5LD



Great value family home in the centre of this extremely popular village. Well laid out accommodation with nicely proportioned bedrooms, plenty of parking on the front of the property and a really lovely family friendly rear garden.

£215,000



John German

Located in the centre of the 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.

Entrance to the property is via a useful front entrance porch with hanging space for coats, leading into the kitchen which has double aspect windows and is fitted with an extensive range of base and eye level units with roll edge work surfaces, inset one and a half bowl sink unit with mixer tap, tiled splashbacks, integrated dishwasher, built-in oven and electric hob. Spaces have been created for a washing machine and an American style fridge freezer. There is built-in under stairs storage, doors into the stairwell and lounge, and a rear entrance door to the garden. The lounge runs from the front to the rear of the house, with a picture window overlooking the front elevation and French doors out to the rear garden. There is plenty of space for seating and a dining table, with a feature fireplace and log burning stove.

On the first floor there are three well proportioned bedrooms and a family bathroom which has been refitted with a stylish modern suite comprising concealed flush WC, vanity wash basin with built-in storage beneath, panelled bath and a separate shower enclosure, chrome heated towel rail, full height ceramic tiling and two opaque glazed windows to the rear.

Outside, to the front of the property is a generous parking area with a brick boundary wall and shared access along the side of the house to the rear garden and outbuildings. The outbuildings have been recently renovated with a canopy over and uPVC doors. They comprise an outside store, modern refitted outside WC and a small home office. There is also a lean-to wooden shed attached to the outbuilding providing storage. Additional storage can also be found at the end of garden where there is a large garden shed and a wood store. The garden has been attractively landscaped with a generous paved patio area adjacent to the house and a second patio located further down the garden. The well kept lawn has a well stocked ornamental border and leads onto a bark covered children's play area (play equipment available by separate negotiation).

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

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Oil

(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 E

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

Our Ref: JGA/31072025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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