

Reddie Close

Rocester, Uttoxeter, ST14 5PD

John German



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Rochester, Uttoxeter, ST14 5PD

£360,000

Attractive modern family sized home providing well proportioned and planned accommodation, occupying a delightful plot and position on the edge of the small development in the popular village.



Internal inspection and consideration of this well appointed former show home is essential to appreciate its room dimensions and layout, condition and most notably its exact position - situated on the edge of the small development built by Wheeldon Brothers Ltd, enjoying a pleasant outlook to the front elevation.

Situated in the popular village of Rocester, within walking distance to its range of amenities including schools (Dove first school, Ryecroft middle school and the JCB academy), convenience shops, public houses, doctors surgery, florist and hairdressers, fish and chip shop, church and the football club. Several walks through the surrounding countryside are also on the doorstep, plus the lakes at the world headquarters of JCB. The towns of Uttoxeter and Ashbourne are both within easy commutable distance, as is the A50 dual carriageway which links the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

Accommodation: A composite and part obscured double glazed entrance door opens to the central hallway providing a welcoming introduction to the home, where stairs rise to the first floor having a useful understairs cupboard, and doors lead to the spacious ground floor accommodation and the fitted guest cloakroom/WC.

The well proportioned lounge extends to the full width of the home, having a front facing window enjoying a pleasant outlook and wide French doors at the rear opening to the patio and garden.

On the opposite side of the hall is the well equipped dining kitchen which also extends to the full depth of the home, providing potential to accommodate both a dining suite and soft seating if desired. There is a range of base and eye level units with worksurfaces, an inset sink unit set below the rear facing window, a fitted gas hob with an extractor hood over, built-in double electric oven, plus an integrated dishwasher and fridge freezer.

The fitted utility room has a range of units and a worksurface to one side, enclosing the wall mounted gas central heating boiler, with an inset sink unit, plumbing for a washing machine and space for a tumble dryer, plus a part obscured double glazed door opening to the garden.

To the first floor the part galleried landing has a built-in airing cupboard and doors leading to the four good size bedrooms, the rooms to the front enjoying a pleasant far reaching outlook, and two of the rooms benefitting from built-in wardrobes. The well proportioned master bedroom has a fitted ensuite shower room which has a modern white suite incorporating a shower cubicle with mixer shower over, plus complementary tiled splashbacks. Completing the accommodation is the fitted family bathroom, also having a modern white suite incorporating a bath with mixer tap and shower attachment, plus a glazed screen above, and complementary tiled splashbacks.

Outside: To the rear a paved patio provides a lovely seating and entertaining area, leading to the generously sized landscaped enclosed garden which has quadrant lawns and low level box hedging plus a further gravelled seating area to the side of the garden. To the front of the home is a low maintenance fore garden with shrubs. A block paved driveway extends to the side of the property providing off road parking leading to the good sized single garage which has an up and over door, plastered walls, power and light.

Please note there is a small charge for the maintenance of the communal areas. We await confirmation of the figure.

What3Words: silent.triple.d.puncture

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:** Driveway & garage **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Mains 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 E

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

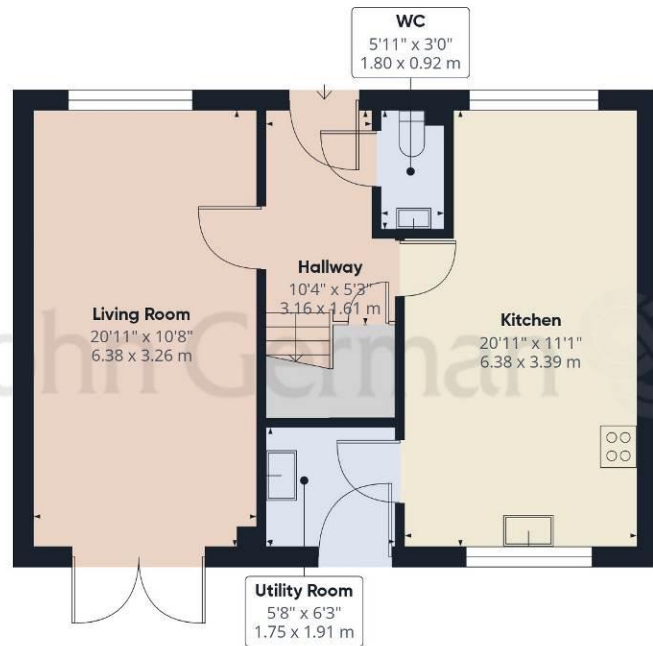
Our Ref: JGA07072025

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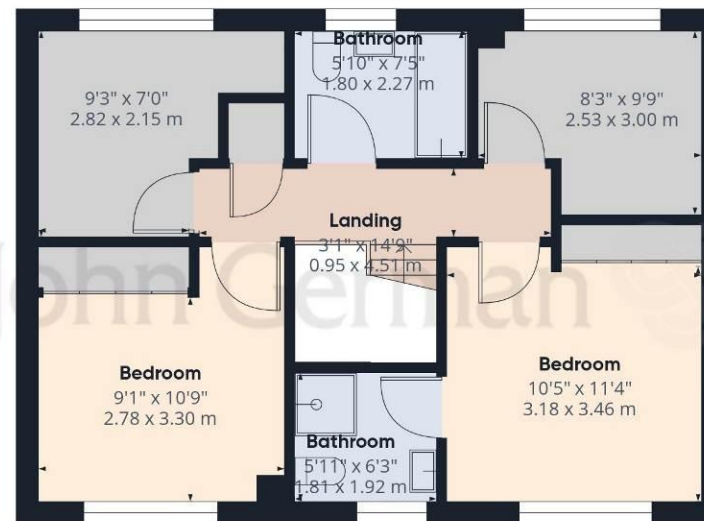
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Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾
1343 ft²
124.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration



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.

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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 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@johnngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
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