

Millbank Drive

Rocester, Uttoxeter, ST14 5NX

John German





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£295,000

Well Presented Modern Style Detached Home occupying a Pleasant Position Backing onto Open Fields and Countryside at the head of the popular cul-de-sac, within walking distance to the village's wide range of amenities.

Whether moving up or down the property ladder, viewing and serious consideration of this excellent three-bedroom home is essential to appreciate its expanded ground floor living space, including a conservatory enjoying the fabulous southerly facing views over the surrounding countryside, good condition, room dimensions, Solar Panels providing reduced electric costs and a feed-in tariff, and its exact position at the head of the popular cul-de-sac.

Situated on the edge of the sought-after village within walking distance to its wide range of amenities including the highly regarded schools (including JCB Academy), convenience shops, doctors surgery, public house, florist, fish & chip shop, hairdresser, village hall and Church. Several walks through the surrounding countryside are also on the doorstep, plus the lakes in front of the World HQ 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.

Accommodation: An enclosed porch with its tiled floor provides pace to kick off your shoes and boots, with a part obscure glazed door opening to the welcoming hallway, with stairs rising to the first floor and an understairs cupboard. Quality internal doors open to the ground floor accommodation and the fitted downstairs wc, having a white modern two-piece suite.

The well-proportioned lounge has wide uPVC double glazed sliding patio doors overlooking the garden and adjoining fields, plus a focal fireplace with a living flame effect gas fire. A quality door leads to the fitted kitchen which provides space for a breakfast table (currently having an American style Fridge/freezer there), with a range of base and eye levels units and fitted granite worktops, an inset sink unit set blow the side facing window, an electric hob with a stainless stel extractor hood over, built-in electric double oven, and plumbing for a dishwasher.

A wide arch leads to the brick base and uPVC double glazed conservatory providing additional living space and currently used as a dining room. Enjoying the fabulous southerly facing view with French doors providing direct access to the patio and garden.

From the kitchen a door opens to what was originally the garage, now a well equipped office space with power, light and a range of fitted units providing further kitchen space, and a further door to the useful store/small garage which has plumbing for a washing machine, an up & door to the driveway, and further 'mezzanine' storage.

To the first floor the landing has a side facing window providing natural light and doors leading to the three bedrooms, two of which can easily accommodate a double bedroom and also have built-in wardrobes. The rooms to the rear enjoy a magnificent view over the surrounding fields and countryside. Completing the accommodation is the highly impressive and fully tiled family bathroom, having a white modern 4-piece suite incorporating both a stand-alone bath and separate corner shower cubicle, towel rail and built-in storage.

Outside: To the rear the southerly facing garden enjoys a good degree of privacy, with a paved patio providing a lovely seating and entertaining area leading to the lawn and gravelled borders. Enclosed to three sides by panel fencing, and gated access to the front. To the front is a wide tarmac and slate shale driveway providing off road parking, leading to the small garage (please note the neighbouring property has a right of access to the front).

Please Note – The property benefit from Solar Panels providing reducing electricity costs and a feed-in tariff which will be transferred to the buyer).

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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 **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 C

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

Our Ref: JGA27112025

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Ground Floor



Floor 1



Approximate total area⁽¹⁾

1008 ft²

93.6 m²

Reduced headroom

11 ft²

1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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