Millbank Drive

Rocester, Uttoxeter, ST14 5NX









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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Approximate total area⁽¹⁾

1008 ft² 93.6 m²

Reduced headroom

11 ft² 1 m²

Ground Floor

(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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Floor 1







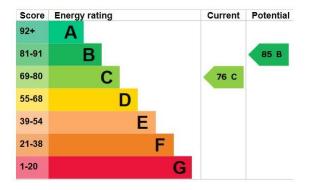
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Referral Fees

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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