



## 5 Holly Tree Court Riversfield Drive Rocester, Rocester, ST14 5NB

An internal inspection of this spacious property is highly recommended to fully appreciate its design and quality, especially the ground floor living space, highlighted by the expansive open-plan living, dining, and kitchen area featuring a generously glazed roof and a separate sitting area.

The property boasts high-quality specifications, including LED lighting throughout, underfloor heating on the ground floor, a fully integrated kitchen, premium joinery and quality sanitary ware, and elegant tiling.

Nestled in a charming courtyard-style setting, the property offers easy access to Rocester's amenities, such as general stores, medical facilities, pharmacies, and pubs, all within walking distance. The nearby town of Uttoxeter provides a wide array of amenities, including major supermarkets like Waitrose, Tesco, and Asda, a modern leisure center, boutique shops, and cozy cafes. Offered for sale with off road parking, and no onward chain.

Asking Price £210,000

# 5 Holly Tree Court Riversfield Drive

Rocester, Rocester, ST14 5NB



Hallway

Cloaks/WC

Kitchen

Lounge/Diner

Bedroom One

Bedroom Two

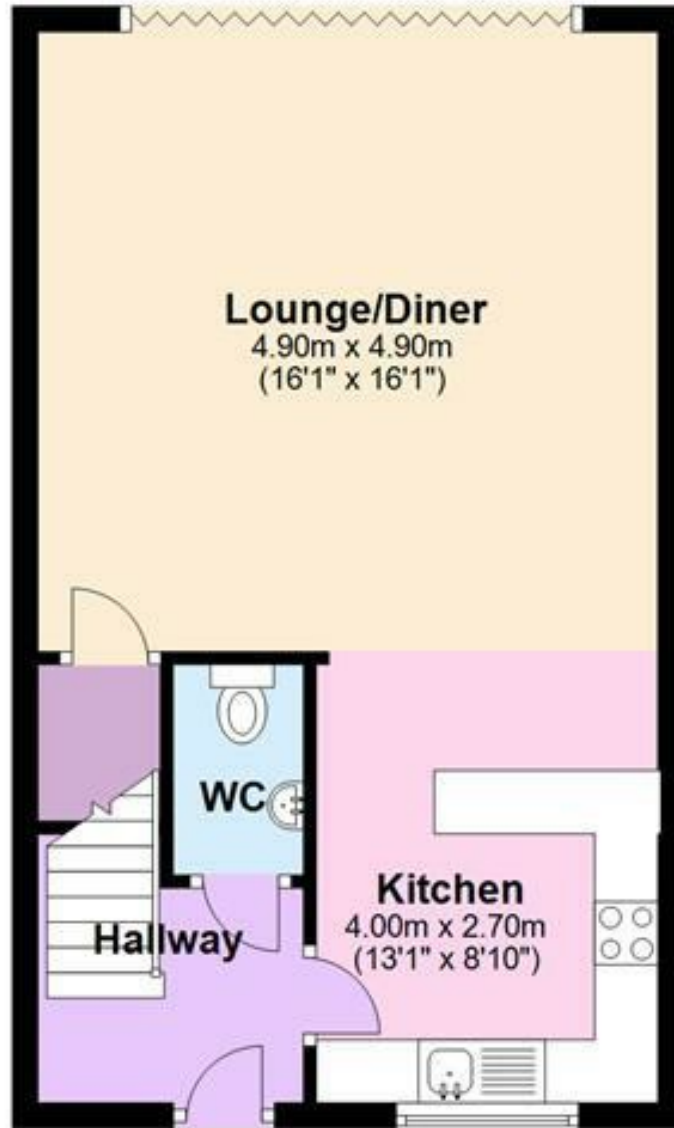
Bathroom



[Directions](#)



### Ground Floor



Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon. Burton-Uttoxetter-Ashbourne  
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		<b>97</b>
	(81-91) <b>B</b>	<b>85</b>	
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not energy efficient - higher running costs	(1-20) <b>G</b>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	