



**Northfield Avenue, Rocester, Uttoxeter. ST14 5LE**

welcome to

## Northfield Avenue, Rocester, Uttoxeter

Having undergone FULL REFURBISHMENT this traditional semi detached warrants EARLY VIEWING! Situated in the popular village of Rocester and in brief comprising: lounge, kitchen diner, guest cloakroom, three bedrooms & family shower room. GENEROUS REAR GARDEN & driveway. NO CHAIN.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspectors. Powered by [www.focalagent.com](http://www.focalagent.com)

Access to the property is gained via:

**Entrance Door:**

Leading into:

**Entrance Vestibule:**

With central heating radiator; stairs to the first floor accommodation; doors off to:

**Lounge:**

15' 1" x 14' 2" ( 4.60m x 4.32m )

Having double glazed window to the front elevation; TV point; fire opening with slate hearth; central heating radiator; door leading into:

**Kitchen Diner:**

15' 4" x 8' 6" ( 4.67m x 2.59m )

A refitted kitchen comprising composite sink and drainer set in a base unit; further base, wall and drawer units; complementary work surface; integrated dishwasher and fridge freezer; four ring gas hob with cooker hood over; central heating radiator; wood effect flooring; complementary tiling; door leading out to the rear elevation; large understairs cupboard with plumbing for washing machine; door leading into:

**Guest Cloakroom:**

Having low level w.c.; wash hand basin set in a vanity unit; Combi central heating boiler; central heating radiator; frosted double glazed window to the side elevation.

**Stairs From The Vestibule:**

Leading to:

**First Floor Landing:**

With doors off to:

**Bedroom One:**

11' 5" x 10' 11" ( 3.48m x 3.33m )

With double glazed window to the front elevation; central heating radiator.

**Bedroom Two:**

12' 7" x 8' 5" ( 3.84m x 2.57m )

Having double glazed window to the rear elevation; central heating radiator.

**Bedroom Three:**

9' 7" x 9' 7" ( 2.92m x 2.92m )

With double glazed window to the rear elevation; central heating radiator.

**Family Shower Room:**

Having corner shower cubicle with wall mounted shower; low level w.c.; wash hand basin set in a vanity unit; ceiling spot lights; frosted double glazed window to the front elevation; complementary tiling; wood effect flooring.

**Externally:**

To the front the driveway provides off road parking and pleasant fore lawned area. The rear garden is mainly laid to lawn with raised patio area, mature tree and shrub plantings and timber fenced boundaries. Brick built store.

**Please Note:**

Photographs may have been taken using a wide angle lens.



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## Northfield Avenue, Rocester, Uttoxeter

- Council Tax Band A - RECENTLY REFURBISHED
- FULL REWIRE AUG 2023 & NEW CENTRAL HEATING SYSTEM 2023
- NEW UPVC WINDOWS 2023 - NEW FRONT AND REAR COMPOSITE DOOR 2023
- Three Bedrooms. REFITTED SHOWER ROOM
- Lounge. REFITTED KITCHEN DINER. Guest Cloakroom

Tenure: Freehold EPC Rating: C

offers in excess of

**£230,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
UTR109138 - 0005

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bagshaws residential



**01889 567567**



[uttoxeter@bagshawsresidential.co.uk](mailto:uttoxeter@bagshawsresidential.co.uk)



17 High Street, UTTOXETER, Staffordshire, ST14 7HP



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