



Wentworth Place, Rocester, Uttoxeter. ST14 5ND

welcome to

Wentworth Place, Rocester, Uttoxeter

Bagshaws Residential welcome to the market this modern executive three storey detached property with delightful countryside views to the rear. Comprising breakfast kitchen living diner, dining room, cloakroom, four bedrooms, en suite, bathroom & shower room. Drive. Garage. Car port. Garden.



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 inspection(s). Powered by www.focalagent.com

Access to the property is gained via a block paved driveway leading to:

Side Entrance Door:

Leading into:

Entrance Hallway:

Having wood effect flooring with underfloor heating; understairs cupboard; stairs to the first floor accommodation; cupboard housing wall unit and base unit with work surface over; doors off to:

Dining Room:

12' 9" x 9' 11" (3.89m x 3.02m)

Having wood effect flooring with underfloor heating; French doors to the front elevation; door leading into:

Guest Cloakroom:

With low level wc; wash hand basin; complementary tiling; wood effect flooring with underfloor heating; double glazed window.

Breakfast Kitchen Diner Living

Comprising one and a half bowl stainless steel sink and drainer set in a base unit; further base and wall units; complementary Oak work surfaces; breakfast bar; range style oven with hob and cooker hood over; integrated dishwasher; complementary tiling; wood effect flooring with underfloor heating; double glazed windows to both side elevations; bi-fold doors leading out to the rear garden; ceiling spot lights.

Stairs From Hallway:

Leading to:

Spacious First Floor Landing:

Having doors off to:

Main Bedroom:

17' 6" max x 14' 10" max (5.33m max x 4.52m max)

Having double glazed French doors with glazed Juliet balcony; double glazed window to the side elevation; two central heating radiators; ceiling spot lights; door leading into:

En Suite:

Having shower cubicle with wall mounted shower; wash hand basin; low level wc; complementary tiling; heated towel rail; ceiling spot lights.

Bedroom:

17' 6" x 10' 2" into bay (5.33m x 3.10m into bay)

Having full length double glazed windows; double glazed window to the side elevation; ceiling spot lights.

Family Bathroom:

Having bath; separate shower cubicle with wall mounted shower; wash hand basin set in a vanity unit; low level wc; heated towel rail; complementary tiling; double glazed window.

Stairs Leading To:

Spacious Second Floor Landing:

With two double glazed sky light windows; door off to:

Bedroom:

14' 10" x 12' 10" (4.52m x 3.91m)

Part restricted head height. With double glazed window; central heating radiator.

Shower Room:

Having shower cubicle with all mounted shower; wash hand basin; low level wc; heated towel rail wood effect flooring; sky light window; complementary tiling; ceiling spot lights.

Bedroom:

12' 10" x 8' (3.91m x 2.44m)

Part restricted head height. With double glazed window; central heating radiator; ceiling spot lights.

Garage:

Having up and over door; side personal door; window.

Car Port:

Gardens:

To the front the block paved driveway provides off road parking with car charging point leading to the garage and small lawned area. The rear garden is mainly laid to lawn with patio area, border with shrub plantings and timber fenced boundaries. The rear garden adjoins open fields.

Please Note:

Photographs may have been taken using a wide angle lens. Council Tax Band F.



view this property online [bagshawsresidential.co.uk/Property/UTR109678](https://www.bagshawsresidential.co.uk/Property/UTR109678)



welcome to

Wentworth Place, Rocester, Uttoxeter

- Three Storey Detached. Cul-De-Sac Position
- Four Bedrooms. En Suite to Master
- Bathroom. Shower Room
- Breakfast Kitchen Living Diner. Dining Room
- Garage. Car Port. Drive. Garden

Tenure: Freehold EPC Rating: B

£425,000



Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/UTR109678



Property Ref:
UTR109678 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



bagshaws residential



01889 567567



Uttoxeter@bagshawsresidential.co.uk



17 High Street, UTTOXETER, Staffordshire, ST14 7HP



bagshawsresidential.co.uk