

# West View

Rocester, Uttoxeter, ST14 5JY



Whether looking for your first home or you are just mad about cottages, this lovely village home is worth a look with traditional charm combined with modern fittings, lovely long rear garden backing onto fields and unusually for this type of property it comes with ample parking and a detached garage.

£170,000



John German

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Situated in this popular village and within easy walking distance to its range of amenities including a convenience shop, public houses, schools including the JCB academy, doctors' surgery, florist, fish and chip shop and church. Several walks through the surrounding countryside are also on the doorstep plus the lakes found at the front of the world headquarters 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.

**Accommodation** - A uPVC part double glazed door opens to the extremely welcoming and pleasant lounge having a front facing window enjoying a lovely outlook over the front garden and the churchyard beyond, newly fitted laminate flooring and a focal chimney breast with a cast log burner set on its hearth.

A lobby area has a useful under stairs recess and a doorway leading to the separate dining room having a feature red quarry tiled floor, a focal chimney breast with a fireplace surround plus stairs rising to the first floor.

To the rear is the extended kitchen which has a range of base and eye level units with worksurfaces and inset sink unit, fitted induction hob with a contemporary extractor hood over, built in eye level double oven, integrated dishwasher and space for further appliances. Natural light is provided by a double glazed skylight plus a composite part obscure double glazed door and side window leading to the canopy porch which also provides access to the handy outside WC.

To the first floor the landing has doors leading to the two good sized bedrooms, the front facing master enjoying a pleasant outlook towards the church. The fitted bathroom has a white four piece suite incorporating both a panelled bath and a separate double shower cubicle with a mixer shower over.

**Outside** - To the front is a well stocked forecourt with a seating area enjoying a pleasant view towards the village church.

To the rear is a lovely long garden that backs onto fields that is mainly laid to lawn having several seating and entertaining areas, well stocked beds and borders containing a large variety of shrubs and plants plus a small pond.

Shared vehicular access across the rear of the terrace leads to the detached garage which has an up and over door, power points and light plus a pedestrian door to the side and a uPVC double glazed window and part double glazed door to the patio/garden. Parking space in front. To the side of the terrace row is a further parking area with one parking space.

**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:** Traditional

**Parking:** Off road

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:**

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 A

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/03102025

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Ground Floor



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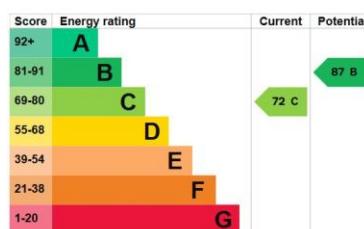
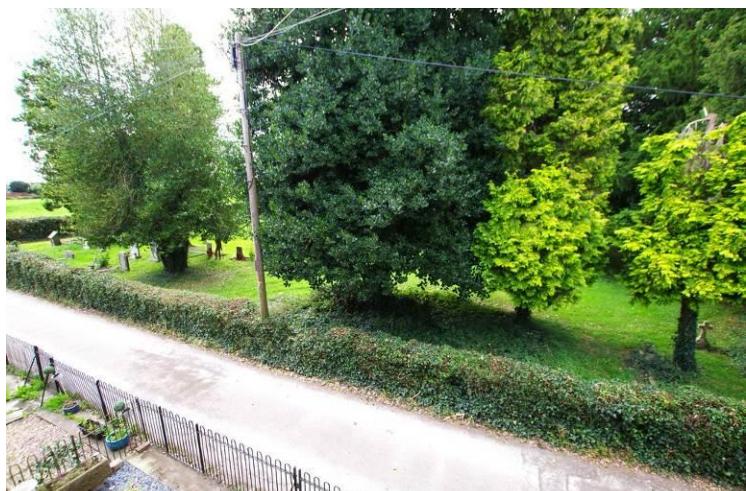
Approximate total area<sup>(1)</sup>  
718 ft<sup>2</sup>  
66.7 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE 3D





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