

Churnet Row

Rocester, Uttoxeter, ST14 5JT

John
German





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£194,995

Attractive three storey cottage with completely renovated and updated accommodation providing a hugely impressive home in turnkey condition. Benefitting from solar panels and battery storage, situated in a popular village within walking distance to its range of amenities.

Perfect whether searching for your first home, downsizing, a buy-to-let investment or holiday let enterprise, or simply a turnkey lock and leave bolt hole, internal inspection of the hugely impressive home is essential to appreciate the harmonious combination of its retained character with high specification modern living. Thoroughly renovated including a refitted kitchen with integrated appliances, a superior bathroom with feature Spanish tiling, solar panels with battery storage and Ecostrad Wi-Fi controlled heaters and a pressure hot water cylinder. Essentially providing a 'new home in an old shell'.

Situated in the popular village within walking distance to its range of amenities including its convenience shop, schools including the JCB Academy, doctors' surgery, florist, hairdressers, garage, public house, church and the football club. Additionally, there are several walks on the doorstep through the surrounding countryside and the lakes found at the front of the world headquarters of JCB. The towns of Uttoxeter and Ashbourne are both in easy commutable distance, and the nearby A50 dual carriageway links the M1 and M6 motorways, plus the cities of Derby and Stoke-on-Trent.

Accommodation - A uPVC part obscure double glazed entrance door opens to the welcoming living room, providing an excellent immediate impression of the standard and presentation of the home, extending to the full width of the property with hard flooring running through the entire ground floor accommodation, a feature media wall with an inset remote controlled living flame effect electric fire, and storage in the recesses. Glazed double doors open to the semi-open plan dining kitchen which also extends to the width of the home, with stairs rising to the first floor. The kitchen offers a range of refitted base and eye level units with worktops including a peninsula unit with feature lighting over, an inset sink unit set below one of the two rear facing windows, a fitted hob with a stainless steel extractor hood over and electric oven under, a washing machine plus an integrated fridge and freezer. A uPVC obscure double-glazed door opens to the rear of the property.

To the first floor the landing has a rear facing window providing natural light and stairs rising to the second floor. Doors lead to the front facing double bedroom which has an exposed beam and a feature chimney breast with inset display shelving with lights, and the fabulous fully tiled bathroom having a white suite with brushed gold fittings and feature Spanish tiling incorporating a panelled bath with an electric shower and screen above.

On the second floor there is a further double bedroom, spacious enough to easily partition into two single rooms as there are dual aspect windows and two Ecostrad radiators, with a feature chimney breast with inset display shelving with lighting.

Outside - To the rear there is an enclosed yard with a gate opening to the shared pedestrian access leading to the front of the terrace and useful bin storage opposite the property. The shared access meanders around to the low maintenance garden which has artificial grass with gravelled beds and space for a shed, providing a blank canvas to landscape to suit your own wants and needs. On the opposite side of the road there is a long-standing agreement with JCB for a parking space for the property for a peppercom rent.

Agents note: The property has been granted Class C3 use to enable a short term holiday let accommodation.

W3W: candle.radar.competing

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: On the opposite side of the road there is a long-standing agreement with JCB for a parking space for the property for a peppercom rent.

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Electric

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

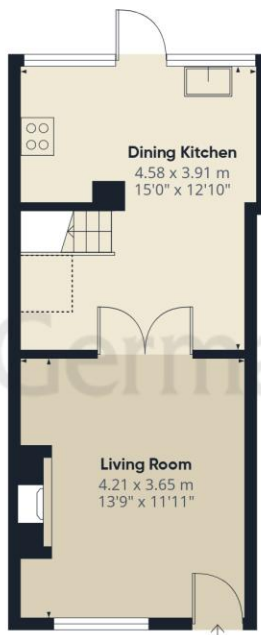
Broadband type: Not currently connected - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

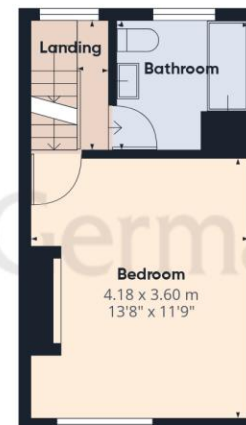
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band A



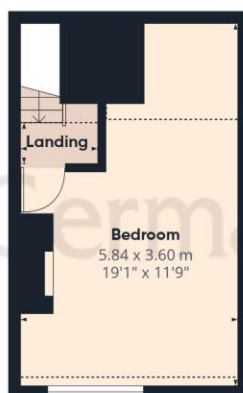




Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

69.3 m²

745 ft²

Reduced headroom

4.1 m²

44 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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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Agents' Notes

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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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