

Millbank Drive

Rocester, Uttoxeter, ST14 5NX

John
German





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£289,995

Extremely surprising modern style semi-detached home with thoughtfully planned and well-proportioned family sized accommodation, occupying a pleasant position on a small cul-de-sac development in a popular village within walking distance to its range of amenities.

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Whether looking to move either up or down the property ladder, or for a longer term first home, viewing of this surprising and impressive home is absolutely imperative to appreciate its room dimensions and well-planned extended layout which offers an excellent balance between the spacious ground floor accommodation, with the three double bedrooms and two bath/shower rooms. Externally it benefits from an enclosed westerly facing rear garden and a wide driveway providing off road parking to the front.

Situated on a small cul-de-sac development in the popular village within walking distance to its range of amenities which include convenience shops, doctor's surgery, schools (Dove First School, Ryecroft Middle School and the JCB Academy), florists, football club, public houses and a garage, plus walks through the surrounding countryside. The world headquarters of JCB and their lakes are also within walking distance. The surrounding towns of Uttoxeter and Ashbourne are both within easy commutable distance, and the nearby the A50 dual carriageway links the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

Accommodation - An enclosed porch opens to the spacious dining room which provides ample space for a large dining suite or some soft seating if preferred, with stairs rising to the first floor having useful storage cupboards below, and doors to the extended accommodation. The generously sized lounge has a wide walk-in bay window providing ample light, with a focal chimney breast and a log burner set on a slate hearth with a timber mantel, plus a wooden floor. The fitted breakfast kitchen has a range of base and eye level units plus a corner pantry cupboard, with timber worksurfaces and a matching breakfast bar, an inset sink unit, a fitted electric hob with an extractor hood over and double electric oven under, an integrated dishwasher, plus space for an American style fridge/freezer and under floor heating to the tiled floor. The tiled floor runs into the utility room which has a fitted timber worktop with space for white goods and shelving below, a cupboard housing the central heating boiler, a useful built-in cupboard, a uPVC part double glazed door to the side canopy, and a door to the downstairs WC which has a white two-piece suite. Completing the ground floor space is the brick and uPVC double glazed conservatory, approached via glazed bi-fold doors from the kitchen, providing additional living space overlooking the garden with power points and lights, the same tiled floor with under floor heating and French doors opening to the patio.

To the first floor the landing has a useful built-in storage cupboard with sliding doors and access to the loft via a fitted pull-down ladder. Doors lead to the three good sized bedrooms, all of which can accommodate a double bed and furniture, with the spacious dual aspect master having an extensive range of fitted furniture and the benefit of an ensuite shower room having a white modern suite incorporating a double cubicle with a mixer shower over, plus 'his and hers' wash hand basins. Finally there is the fitted family bathroom, also having a modern white suite three-piece suite incorporating a panelled bath with an electric shower and glazed screen above.

Outside - To the rear the westerly facing garden is enclosed to three sides, with a natural stone effect paved patio and timber decking providing a pleasant seating and entertaining area leading to the lawn with slate shale border and shrubs, space for a shed and the useful canopy porch adjacent to the door to the utility room.

To the front there is a small lawn and a double width block paved driveway, plus plum slate shale hardstanding, providing off-road parking.

W3W: manifest.newsprint.quiet

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: Driveway

Electricity supply: Mains

Water supply: Main

Sewerage: Mains

Heating: Mains

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

Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

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

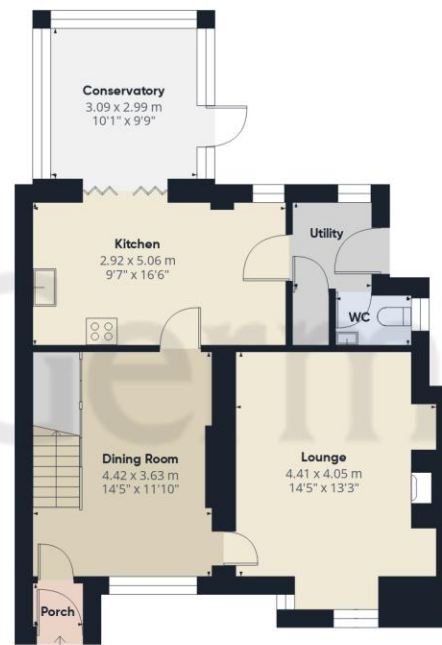
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band B

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/24082026







Ground Floor

Approximate total area⁽¹⁾

122 m²

1314 ft²



Floor 1



(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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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