

Reddie Close

Rocester, Uttoxeter, ST14 5PD

John German



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£319,995

Immaculately presented & maintained modern home appointed to a high specification and in turnkey condition, with a good-sized enclosed rear garden. Occupying a pleasant position on a small cul-de-sac development in the popular village and within walking distance to its amenities.

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A 'must view' to appreciate everything this home has to offer whether looking to move either up or down the property ladder, including its room dimensions and layout, superior specification and its overall condition allowing you to move straight in work free. Occupying a lovely position on the small cul-de-sac development built in 2024 by Wheeldon Brother Homes with a high EPC Rating, a good-sized enclosed garden providing a blank canvas, parking and an attached garage. Located 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 traditional canopy porch with a composite door opens to the hall, providing space for your coats and shoes, with a window to the front providing natural light and doors to the spacious ground floor accommodation. The well-proportioned lounge has a front facing window allowing the natural light to flood in, with stairs rising to the first floor and useful cupboards below. The excellently sized dining kitchen extends to the full depth of the home, offering the potential to use the space to accommodate a dining suite and soft seating if desired, having an extensive range of Shaker style units with quality quartz worktops and an inset sink unit set below the window overlooking the garden, a fitted 5 ring gas hob with a stainless-steel extractor hood over, a built-in electric oven and integrated appliances including a dishwasher and fridge/freezer, plus additional light coming from the wide uPVC double glazed French doors which also provides direct access to the patio and garden. Completing the ground floor space is the utility room, having a fitted quality quartz worktop with space for white goods below and wall cupboards above.

To the first floor the landing has a side facing window and a useful built-in cupboard. Doors open to the three good sized bedrooms, two of which can easily accommodate a king sized bed and benefit from fitted wardrobes with mirrored sliding doors. The front facing master also has the advantage of a fitted ensuite shower room having a white modern suite incorporating a cubicle with a mixer shower over. Finally, there is the fitted family bathroom which has a white modern suite with complementary tiling incorporating a panelled bath with mixer tap and shower attachment plus a glazed screen above.

Outside - To the rear a paved patio adjacent to the French doors in the dining kitchen leads to the good sized-wide garden laid to lawn, providing an excellent blank canvas to landscape as you wish, enclosed to three sides. To the front there is a garden also laid to lawn, with a barked border. A block paved driveway provides off road parking leading to the attached garage (actually big enough for a car!) having an up and over door, power and light, and a personnel door to the rear garden.

W3W: ///butchers.glides.evolution

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.

There is a small annual charge of approximately £250 for the maintenance of the communal areas on the development.

Property construction: Standard

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type: Fibre - 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 D

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

Our Ref: JGA/14092026







Ground Floor



Floor 1

Approximate total area⁽¹⁾

105.4 m²

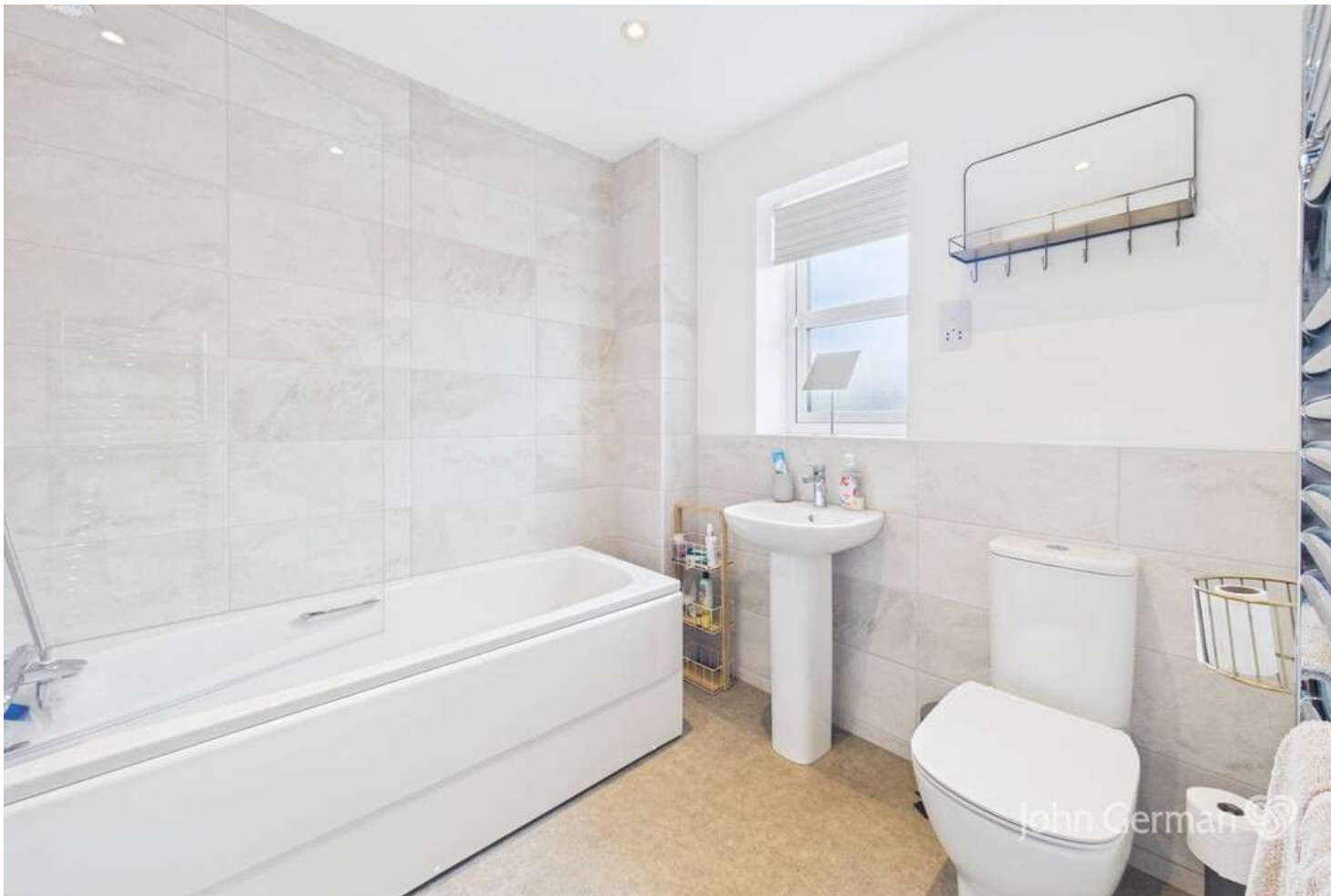
1135 ft²

(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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