

Woodland Drive

Rocester, Uttoxeter, ST14 5LY

John German



John German



Woodland Drive

Rocester, Uttoxeter, ST14 5LY

£469,995

Magnificent south facing views over open fields. Well-proportioned family sized home providing balanced accommodation occupying a quiet cul-de-sac position in the popular village, within walking distance to its range of amenities.



Improved and remodelled by the current owners to include an open plan living/dining kitchen, viewing and consideration of this generously sized family home is strongly recommended to appreciate the balance between the ground floor living space and the first floor bedrooms which extends to over 1300 square feet in total, its room dimensions and layout, and its exact position at the cul-de-sac benefitting from a southerly facing garden backing onto fields enjoying far reaching views. Suitable for a variety of potential types of buyers including multi-generational households, with the potential to convert half or the whole of the double garage into accommodation (subject to obtaining the necessary planning permission).

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.

A replacement composite and part obscured double glazed entrance door with side lights, opens to the spacious hall providing an indication of the size of the home, with stairs rising to the first floor, understairs cupboards and doors to the ground floor accommodation and the refitted downstairs WC which has a contemporary two-piece suite. The generously sized lounge extends to the depth of the home having a front facing walk-in bay window and sliding patio doors giving direct access to the rear patio and south facing garden. The hugely impressive open plan living/dining kitchen has two doors to the hall and provides space for both a dining suite and soft seating, already having a fitted window seat set below one of the two windows overlooking the garden and adjoining fields. There is a range of base level units with contrasting eye level cupboards, plus quality worktops and inset sink unit set below the window, fitted gas hob with an extractor hood over, built in double electric oven, integrated dishwasher and space for further appliances. Additional light comes from a uPVC double glazed door opening to the side elevation. Completing the ground floor space is the study which has a front facing window and a built-in shelving cupboard providing potential to be used as a fifth bedroom if required.

To the first floor, the landing has a built-in airing cupboard housing the pressurised hot water cylinder, and access to the loft. Doors lead to the four bedrooms, three of which can easily accommodate a double bed, and all have built-in wardrobes. The rear facing bedrooms enjoy the fabulous far-reaching views over the surrounding fields, including the master which also benefits from a separate dressing room with built-in storage and a door to the fitted ensuite shower room which has a modern ensuite incorporating a double shower cubicle. Finally, there is the refitted family bathroom which has a contemporary white suite.

Outside, to the rear, the enclosed southerly facing garden provides a delightful space to relax or entertain guests and enjoys a good degree of privacy and magnificent views over the surrounding fields, having a shaped Indian stone paved patio leading to the artificial lawn with well stocked borders containing a variety of shrubs and plants, a feature pond and a timber veranda offering a lovely seating area in the shade. The artificial lawn extends to the side of the home with a raised border, and gated access to the front. To the front, there are slate shale border containing shrubs and a tarmac driveway providing ample parking for several vehicles, leading to the attached garage that has two electric roller doors, power points and light – also providing the potential to partially or wholly convert into additionally accommodation (subject to obtaining the necessary consents).

Please Note - The property benefits from solar panels providing reduced electricity costs and constant hot water, the ownership of which will transfer with the property.

What3words: elevates.became.spellings

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Brick. **Parking:** Drive & garage.

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** LPG central heating.

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

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

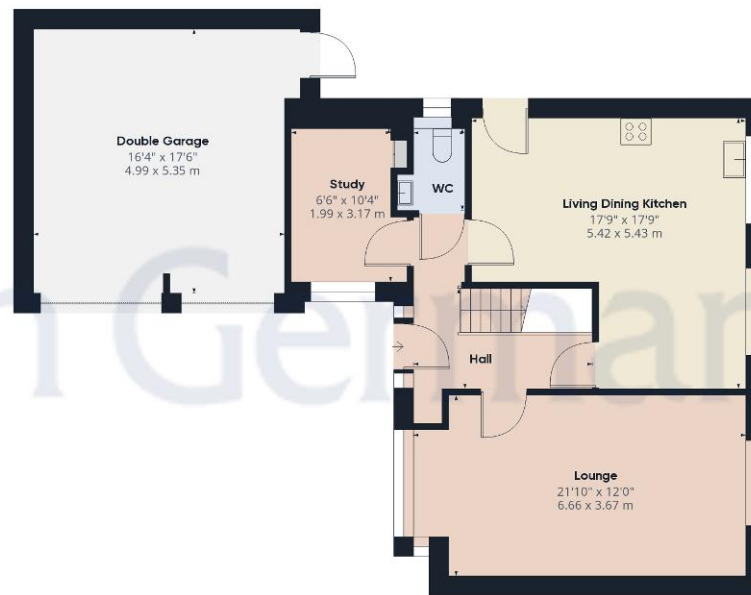
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

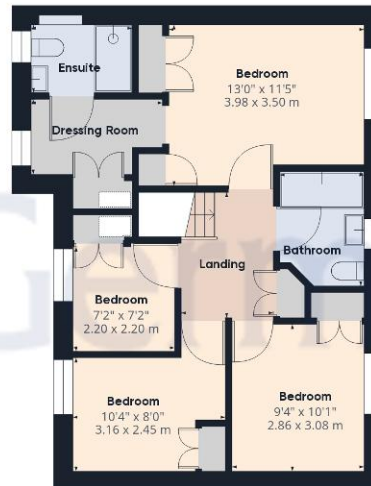
Useful Websites: www.gov.uk/government/organisations/environment-agency







Ground Floor



Floor 1

Approximate total area⁽¹⁾

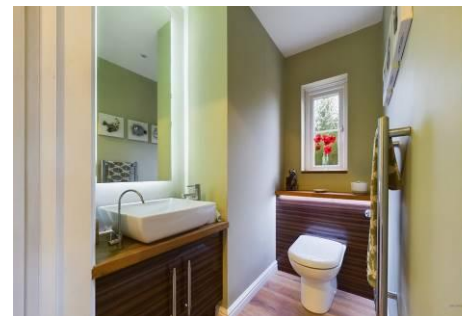
1610.39 ft²

149.61 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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 on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

John German

9a Market Place, Uttoxeter, Staffordshire, ST14 8HY

01889 567444

uttoxeter@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



