

Millbank Drive, Rochester, Staffordshire, ST14 5NX
£197,500





The property is entered via a welcoming porch leading into a bright and well-presented lounge with a feature electric fireplace and useful under-stairs storage. The kitchen is fitted with a range of matching units with granite-effect work surfaces and integrated appliances, with sliding doors opening into the conservatory. The conservatory enjoys views over the rear garden and provides an excellent additional living space with access out to the garden.

To the first floor, there are two bedrooms, with the principal bedroom benefiting from far-reaching views over open countryside and agricultural land. The second bedroom includes useful storage, and the bathroom is fitted with a modern three-piece suite with shower over bath and heated towel rail.

Externally, the rear garden is designed for low maintenance with Indian stone paving, decorative pebbling and borders, and it backs directly onto open fields with attractive agricultural views. There is gated side access providing secure space suitable for trailers, large vehicles or motorhome storage, along with a garden shed. To the front, there is off-road parking and a pathway leading to the entrance.

The property is offered for sale with no onward chain, making it an ideal opportunity for buyers seeking a straightforward purchase.

Porch

Accessed via a composite front entrance door, the porch features panelled flooring, coat hooks, the alarm control unit, and an internal door leading into the lounge.

Lounge

A bright and welcoming reception room with a uPVC double glazed window to the front elevation and a central heating radiator. A balustrade staircase rises to the first-floor landing, and there is a useful under-stairs storage cupboard. The focal point of the room is an electric fireplace with a timber Adam-style surround, along with a telephone point and an internal door leading to the kitchen.

Kitchen

The kitchen is fitted with a range of matching base and eye-level units and drawers with granite-effect roll-top work surfaces. Integrated appliances include an induction hob with extractor hood, oven and grill, and a stainless steel sink with drainer and mixer tap. The central heating boiler is also located here. We are informed that the fridge freezer, washing machine and microwave are included in the sale. Double glazed sliding doors provide access to the conservatory.

Conservatory

The conservatory benefits from uPVC double glazed windows to the rear and side elevations and a solid PVC roof. Double glazed doors lead out to the rear garden. The room also features power points and panelled flooring.



Landing

The landing has a smoke alarm, access to the loft via hatch, and internal doors leading to the bedrooms and bathroom.

Bedroom One

A well-proportioned double bedroom with a uPVC double glazed window to the rear elevation, enjoying far-reaching views over open agricultural land and grazing fields. The room also has a central heating radiator.







Bedroom Two

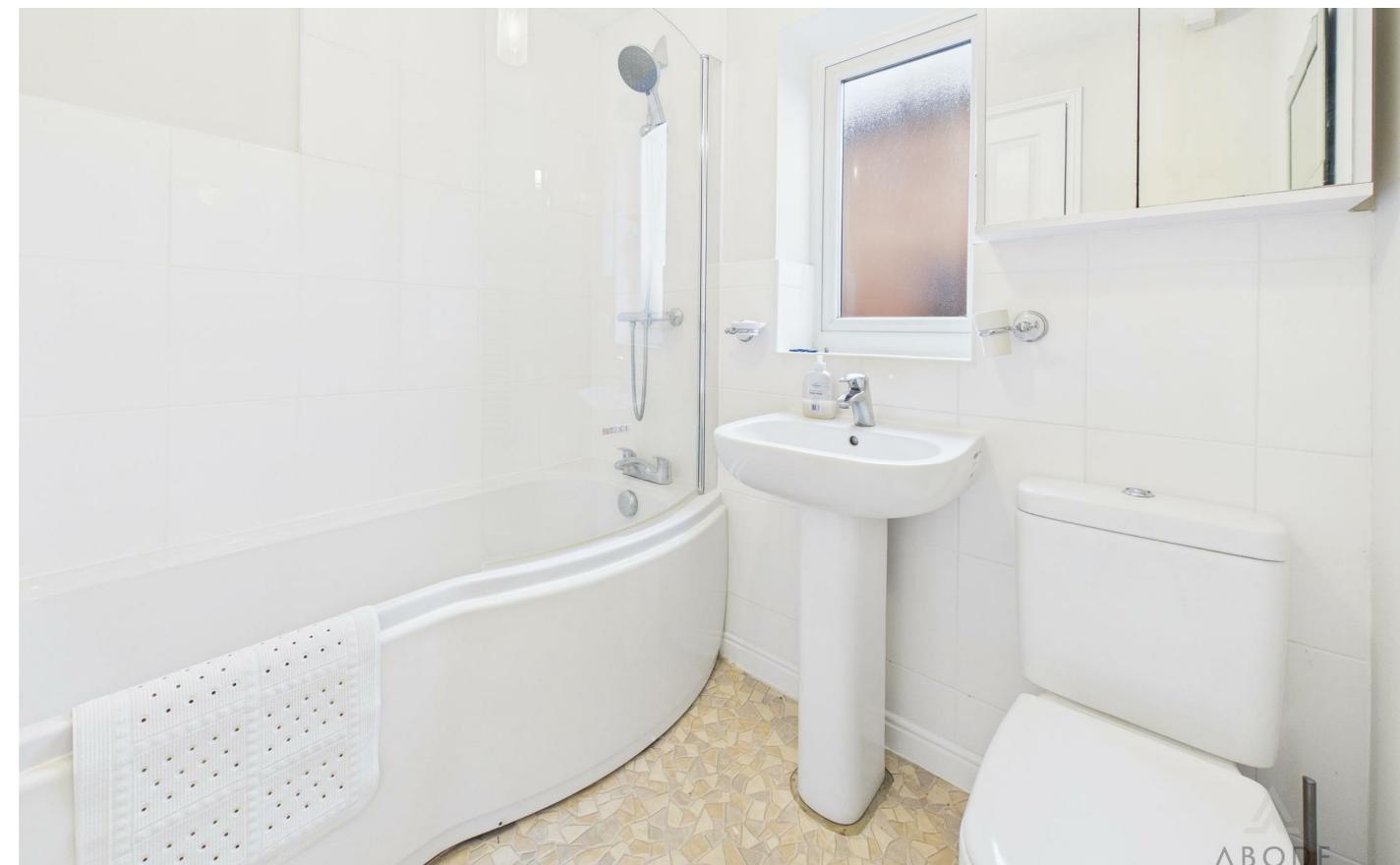
A further bedroom with a uPVC double glazed window to the front elevation, central heating radiator, telephone point, and a useful over-stairs storage cupboard.

Bathroom

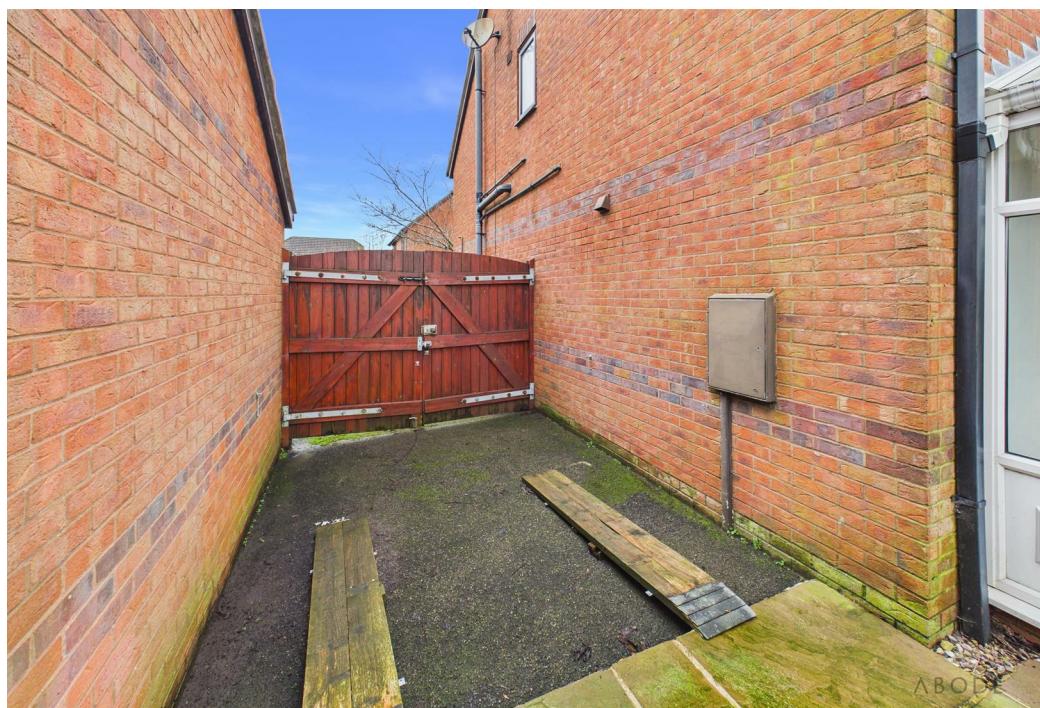
The bathroom features a three-piece suite comprising a low-level WC with continental flush, pedestal wash hand basin with mixer tap, and a P-shaped bath with curved glass screen and shower over. There is tiling to the walls, a heated towel radiator, extractor fan, and a uPVC double glazed frosted window to the side elevation.

Outside

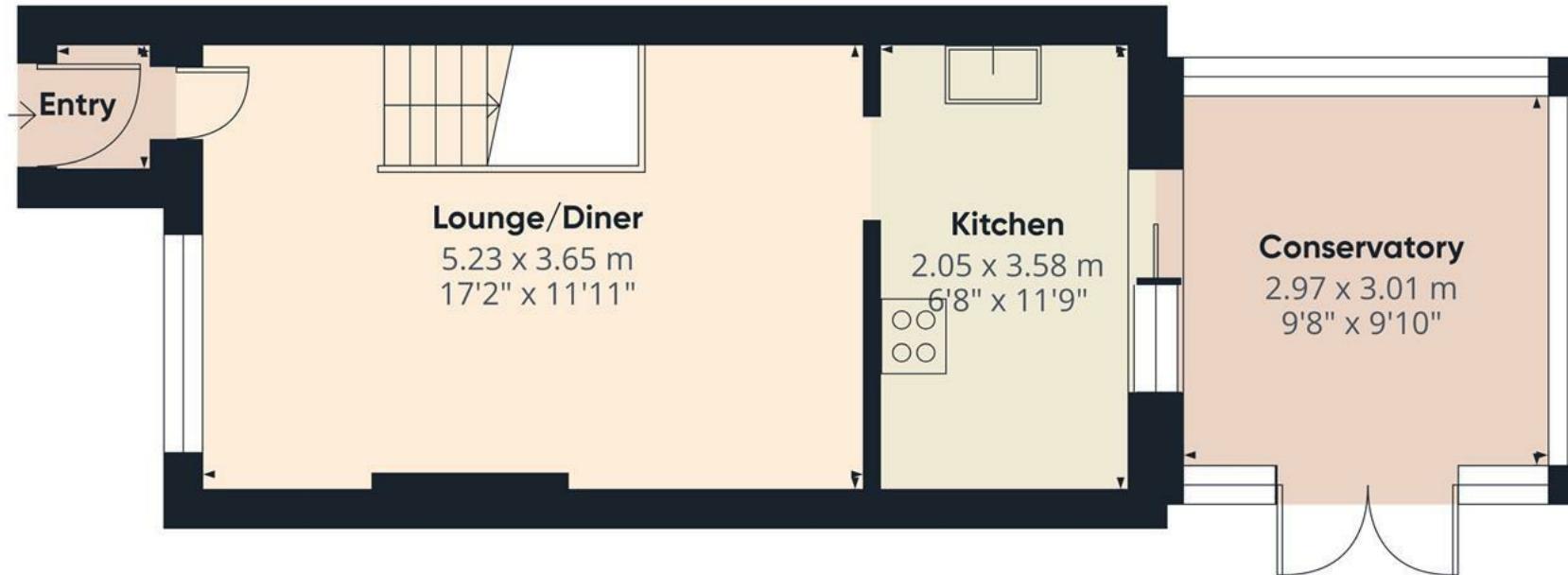
To the rear, the property benefits from gated access to the side elevation, providing a secure area ideal for trailer, large vehicle, or motorhome storage. The rear garden is designed for low maintenance and features Indian stone paving, decorative pebbling, and planted borders, backing onto open fields with attractive rural views. A useful PVC garden shed is also included. To the front, there is off-road parking and a pathway leading to the front entrance.





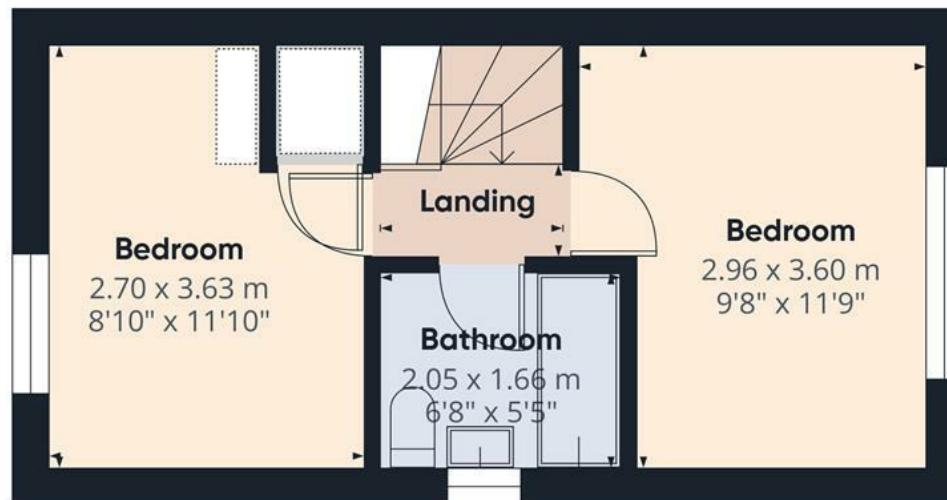






Approximate total area⁽¹⁾

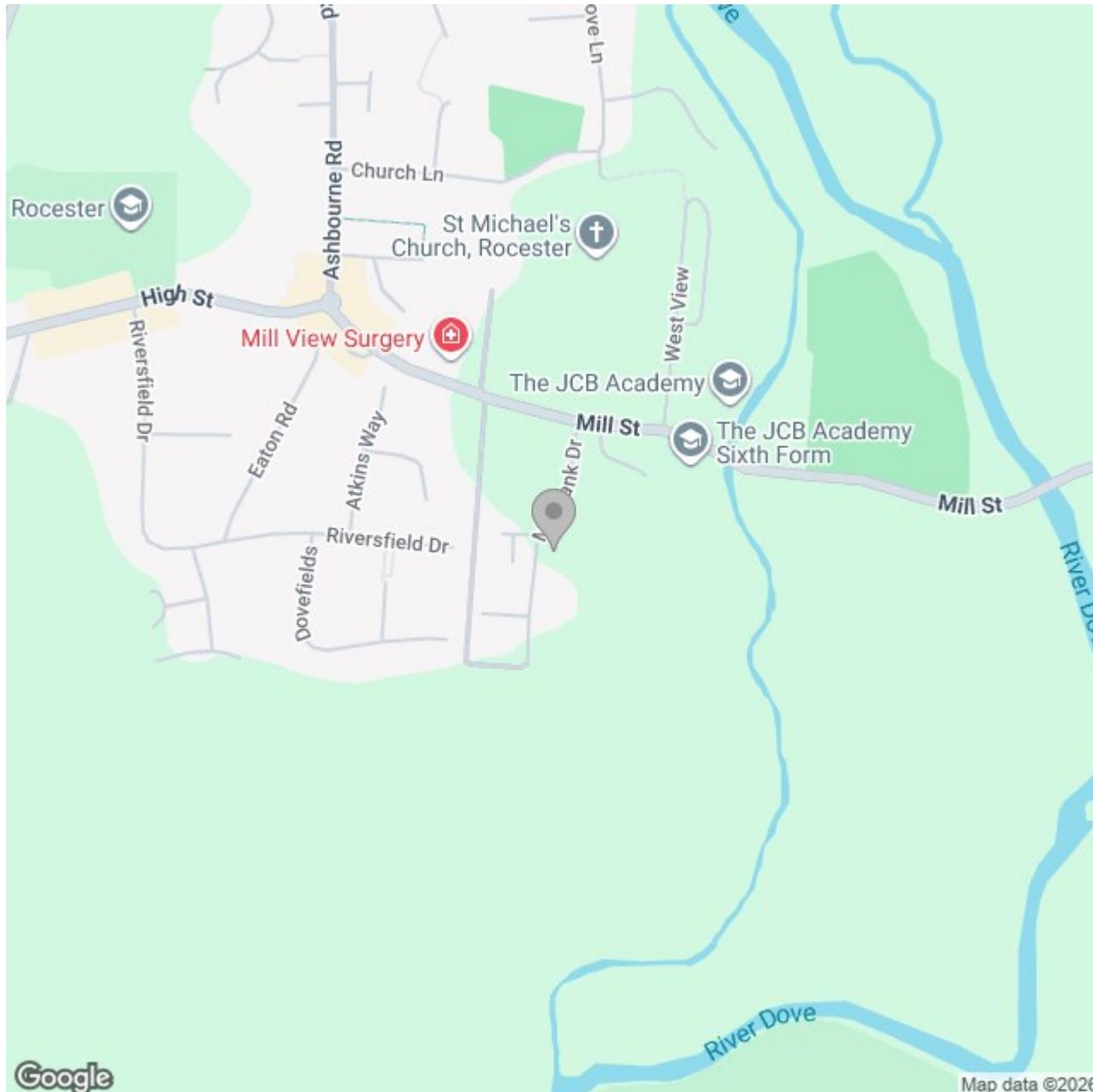
60.2 m²
650 ft²



(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.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC