



Meadowview Homes

## **THE YEWS, MILL STREET, ROCESTER**

### **LOCAL AREA**

Four extremely high quality finished four bedroom detached properties situated on the edge of an established residential location. Conveniently located to all the village amenities that Rocester has to offer, including shops, school, pub and church and ideally placed next to the JCB Academy.

These four new build executive detached homes are situated on the edge of Rocester in a spacious plot that lies partly within a conservation area.



# ROCESTER

In recent years, Rocester, which is the home of the headquarters of the world renowned excavator manufacturers JCB has undergone some significant changes. The substantial development of the village centre has seen the construction of new shops and facilities and there has also been additional residential development.

The site of The Yews, was once part of the garden of the property known as Millholme which is a listed building and which is now owned by the JCB Academy. This is located on the opposite side of Mill Street partly within the former Tutbury Mill, a late 18th century textile mill originally developed by Sir Richard Arkwright. The historical associations of the area however extend much further back as Rocester was an important settlement in Roman times and also on the north side of Mill Street opposite the development site is the site of a 12th century Augustinian Abbey.

Rocester is well placed for communications across the Midlands and beyond. The A50 trunk road has convenient links to both the M1 and M6 motorways, the market town of Uttoxeter, to which there are regular bus services and where there is a railway station, is approximately 5 miles away.

The market town of Ashbourne is a short drive away. Stoke-on-Trent, Derby, Lichfield and Birmingham are all accessible thus making the property suitable for commuters to those places. Rocester is a short drive from the Derbyshire Dales with notably Dovedale being nearby and thus has good access to a wide array of outdoor pursuits.

## **DIRECTIONS**

If travelling from Ashbourne leave in a southerly direction along the A515 Sudbury/Lichfield road. Proceed for approximately 6 miles and at Cubley crossroads turn right signposted Marston. Follow this road for approximately 4 miles and upon entering Rocester proceed past the JCB Academy on the right hand side and the development site will be found immediately on the left.

From Uttoxeter and the A50, follow the B5030 towards Rocester, at the traffic island adjacent to JCB turn right over the bridge into Rocester along Churnet Row/ High Street. At the traffic island turn right onto Mill Street and travel along Mill Street where the site is situated on the right hand side before you reach JCB Academy.



Mill St.

Mill Bank Dr.

PLOT 1

PLOT 2

PLOT 4

PLOT 3



# ROCESTER

The Yews, Mill Street, ST14 5LZ



# PLOT 1

## **FULL DESCRIPTION**

The house is completed to an exceptional standard within a traditional village setting.

Briefly comprising: a large entrance hallway, extremely well proportioned lounge, a living kitchen with dining area and a separate family room/study, downstairs cloakroom, utility room and on the first floor a good-sized family bathroom and four bedrooms. The master bedroom and second bedroom also feature their own en-suite bathrooms.

The gardens are landscaped to the front, side and rear of the property and double gates at the side of the property lead to the properties own detached double garage.

# PLOT 1



## GROUND FLOOR

Lounge	5.8m x 4.0m (19ft x 13.1ft)
Family Room/Study	3.9m x 3.6m (12.8ft x 11.8ft)
Kitchen/dining	5.8m x 4.0m (19ft x 13.1ft)
Utility	2.4m x 2.3m (7.9ft x 7.5ft)



## FIRST FLOOR

Master bed	5.8m x 4.0m (19ft x 13.1ft)
Bed 2	4.1m x 3.3m (13.4ft x 10.8ft)
Bed 3	3.9m x 3.1m (12.8ft x 10.2ft)
Bed 4	4.1m x 2.5m (13.5ft x 8.2ft)
Family Bathroom	2.5m x 2.4m (8.2ft x 7.9ft)

**Measurements at widest point. Total 1936ft<sup>2</sup>/ 180 m<sup>2</sup> (ex Garage)**

The house images are computer generated only and in line with our desire to continuously improve our developments, we reserve the right to alter the layout, building style and landscaping at any time. All dimensions are approximate at this stage. For specific questions or queries please do not hesitate to contact us.



## PLOT 1

### GROUND FLOOR

With the front entrance door opening into an impressive sized reception hallway and a feature oak staircase rising to the first floor and a feature window overlooking the front of the house on a half way landing point. There are separate doors leading to the:

### GUEST'S CLOAKROOM

With a two piece suite in white and comprising of a low flush WC, wall hang cloakroom basin and part-tiled walls and floors, there is a wall fitted towel rail.

### STORAGE CUPBOARD

A useful downstairs storage cupboard is situated next to the downstairs WC.

### FAMILY ROOM/STUDY

With access from the hallway and a double glazed window that overlooks the side of the house, this area provides a great study area and/or family room or playroom for younger family members. There is also a useful storage area that leads from this room.

### LIVING KITCHEN & DINING AREA

This fantastic area of open plan living space is all a family could want from their new home. The space encompasses the main area of the kitchen which has a window overlooking the front of the house. The main kitchen area leads to the open plan dining room which provides the ideal space for family dining or to entertain friends. This open plan area is further enhanced as the dining space has double doors opening onto a patio area in the rear garden.

### UTILITY ROOM

With a double glazed door that lead to the rear of the house, the utility room can also be accessed from the kitchen/dining area and is an extremely good size and a useful addition to the kitchen area. It contains a range of wall and base units and plumbing for a washing machine and tumble dryer.

### LOUNGE

This separate lounge area with access from the entrance hall is a superb room with patio doors opening out onto the back garden. A feature fireplace sits within an open chimney breast that makes a real focal point of this impressive room.

### DOUBLE GARAGE

The detached garage sits to the rear of the property and also has ample parking in front of the garage. With remote-operated door and additional access from a single door at the side of the garage, this very spacious double garage completes the layout of the ground floor.



## FIRST FLOOR

### MASTER BEDROOM SUITE

With double glazed windows to the front and rear elevation, this large bedroom space has built in double wardrobes and leads to its own:

### ENSUITE SHOWER ROOM

With contemporary fitted furniture and a walk in shower unit this ensuite room is finished with a feature tiled wall.

### FAMILY BATHROOM

This lovely bathroom space has a bath with shower over, a built in basin unit and a wall hung toilet this family bathroom is finished with a sophisticated edge. The walls are part-tiled and have one feature wall and a wall fitted heated towel rail finishes the contemporary look.

### BEDROOM TWO

This generous sized bedroom has a double glazed windows to the front elevation. It has its own ensuite shower room with contemporary fittings and a large shower area.

### ENSUITE SHOWER ROOM

With contemporary fitted furniture and a walk in shower unit this ensuite room is finished with a feature tiled wall.

### BEDROOM THREE

Another good-sized bedroom which has a built-in wardrobe space and a large window overlooking the side of the house.

### BEDROOM FOUR

This fourth bedroom has a window overlooking the rear of the house and looking out onto the back garden.

### OUTSIDE AREAS

To the front of the property there is a block paved drive providing parking for several vehicles that also leads to the detached double garage. To the rear there is a paved patio area that leads to a lawn area within the fully enclosed garden.







## SPECIFICATION

- The whole house is finished to an exceptional standard with a high level of detail in all areas.
- Each ground floor room has underfloor heating with individual room thermostats.
- Each kitchen is individually designed for each house and a choice of \*three contemporary finishes are available to allow the purchaser to decide upon the look of their ideal kitchen. Each kitchen is finished to a high standard with fully integrated double ovens and an induction hob, a choice of extraction systems and a full height built in double fridge and freezer unit.
- An energy-efficient and thermostatically controlled central heating system and an A-rated boiler is utilised in every Meadowview Home to minimise energy usage.
- The lounge has a feature fireplace with an open chimney.
- All bathroom areas are part-tiled and fitted with contemporary bathroom fittings and sanitary ware.
- Carpets or tiling is fitted throughout your Meadowview Home.
- A remote-controlled automatic double garage door is fitted as standard in all houses.
- External lighting will be fitted on appropriate external walls.
- A full burglar alarm system is fitted throughout the house.

(\* if lead-times allow)



## KITCHEN SPECIFICATION

Each Meadowview Home is unique and has been designed with the modern family in mind. We pride ourselves on producing extremely high quality kitchens designed especially for you. The images shown within this brochure are computer generated images that show a proposed finish and style of the kitchen. If lead-times allow we can amend this design and finish to match your requirements and offer you the home and kitchen of your dreams. A huge benefit of buying a brand new home is being able to tailor the home and finish to your needs and we will work with you every step of the way to ensure the kitchen works for you and your way of life.

Every one of our kitchens bring together simplicity of style with beautiful finishes, they incorporate clever storage ideas that make the most of the space and are perfectly designed for contemporary living.



#### **ALL MEADOWVIEW KITCHENS INCLUDE:**

- Kitchen units with a choice of doors and handles
- Soft close doors and drawers including pan storage drawers
- NEFF double oven or 2 single ovens
- A full height fridge/freezer unit
- A fully integrated dishwasher
- State of the art sink and mixer tap
- Tiled flooring including underfloor heating to the ground floor.
- A utility room equipped with matching style units to your kitchen and plumbing for a washing machine and tumble dryer
- 4 burner induction hob

#### **LUXURY SPECIFICATION ITEMS ARE AVAILABLE WITH ALL OUR KITCHENS AT AN ADDITIONAL COST AND THESE ARE NOT LIMITED TO BUT INCLUDE:**

- Fully integrated coffee machine
- Fully integrated plate warmer
- Glass fronted, illuminated door and wall units
- High gloss door finishes with matching utility cupboard doors
- Fully integrated microwave
- Pop up extraction unit

Meadowview Homes have samples of all our different door and worktop finishes, floor tiles or flooring options, handles and accessories which we will happily discuss options with you as lead-times allow.



## Meadowview Homes

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