

Ashbourne Road

Rocester, Uttoxeter, ST14 5LF



Renovated two-bedroom property in central Rocester. Features open plan living, high-spec kitchen, ensuite to master, modern bathroom, low-maintenance garden, and off-street parking. Walking distance to amenities. No upward chain.

£250,000



John German

Situated in the heart of Rocester, 1 Dove Cottage is a fully renovated two-bedroom bungalow offering modern, ground-floor living within easy walking distance of local amenities. Ideal for couples seeking a low-maintenance property with no required work, this character home has been updated to a high specification throughout. The accommodation features an open plan layout combining a contemporary dining kitchen and sitting area, designed to maximise space and light. The master bedroom includes a stylish ensuite, while a second double bedroom offers flexible space for guests or home working. A separate modern bathroom completes the internal layout.

Externally, the property benefits from a private, low-maintenance garden and off-street parking. Positioned centrally in Rocester, the bungalow offers convenient access to shops, services, and public transport. With no upward chain, 1 Dove Cottage presents a straightforward move for buyers looking for a well-finished home in a desirable village location.

A composite door opens into the entrance hallway, which leads through to an inner hallway providing access to all main areas of the home. From here, doors open to both bedrooms, the bathroom, two storage cupboards, and the open plan dining kitchen.

The master bedroom is a generously sized double featuring mullion-style windows with UPVC frames to the front, loft access, and an ensuite shower room. The ensuite is finished with tiled flooring and includes a pedestal wash hand basin with mixer tap, low-level WC, a double shower unit with mains-fed rainfall shower, an electric extractor fan, and a ladder-style heated towel rail. The second bedroom is also a well-proportioned double and includes loft access.

The open plan dining kitchen is fitted with wood veneer preparation surfaces, an inset 1½ bowl stainless steel sink with chrome mixer tap and matching upstand surround. There is a full range of base units offering storage, along with integrated appliances including a fridge freezer, washing machine, dishwasher, electric fan-assisted oven and grill, four-ring electric hob, and extractor fan. The spacious sitting room is accessed via a wide opening and also connects back to the hallway.

The main bathroom is fitted with tiled flooring and comprises a pedestal wash hand basin with mixer tap, low-level WC, and a bath with mixer tap and electric shower over, complemented by a glass shower screen, extractor fan, and heated towel rail.

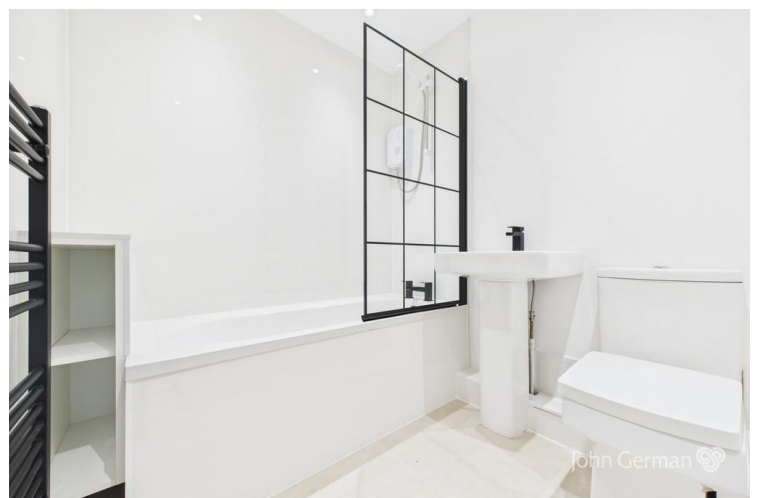
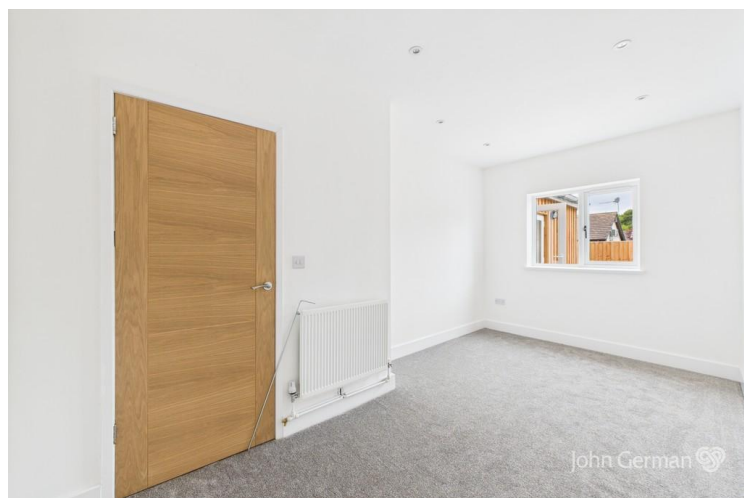
Externally, the rear garden is designed for ease of maintenance, featuring raised planting borders, a gravelled area, and a private driveway. A timber decked seating area runs along the side of the property and wraps around to the rear, providing a practical and pleasant outdoor space.

- 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:** Off street
- 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
- Useful Websites:** www.gov.uk/government/organisations/environment-agency
- Our Ref:** JGA27052025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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