







Presenting a fantastic opportunity, this spacious three-bedroom semi-detached property. Nestled in the village of Rocester, it offers a peaceful lifestyle with easy access to a host of local amenities including a village hall, shop/post office, doctors' surgery, and a well-regarded first/primary school. Additionally, the area is renowned for its educational institutions such as the JCB Academy and Abbotsholme independent school.

The property boasts a practical layout comprises of porch, lounge, kitchen diner, and walk-in pantry on the ground floor, with the added bonus of a conservatory providing additional living space. Upstairs, three well-proportioned bedrooms and a family bathroom ensure comfortable living arrangements for the whole family.

Externally, the property impresses with spacious gardens both front and rear, which are all low maintenance.

Viewings are by appointment only.





### Porch

With feature glazed windows to front and side elevations, tiled flooring throughout, internal glass panel door leading to:

### Lounge

With a UPVC double glazed window to the front elevation, x2 central heating radiators, staircase rising to the first floor landing, TV point, smoke alarm, dimmer switch lighting and internal door leading to:

### Kitchen/Diner

With UPVC double glazed window to the rear elevation and a further glazed unit, the kitchen features a range of matching base and eye-level storage cupboards and drawers with granite effect drop edge preparation work surfaces and complementary tiling surrounding. A range of integrated appliances include oven/grill, four ring stainless steel gas hob, one and half ceramic sink and drainer with mixer tap and further freestanding space for undercounter, freestanding white goods, useful pantry cupboard, central heating radiator, in housing BAXI central heating gas boiler, telephone point and UPVC double glazed door leading into:

### Conservatory

With UPVC double glazed windows to both side and rear elevations, UPVC double glazed French doors leading to the rear garden, complementary tiled flooring throughout, freestanding space for appliances and white goods and central heating radiator.



### Landing

With a UPVC double glazed window to the side elevation, access to loft space via loft hatch, internal doors lead to:

### Bedroom One

With a UPVC double glazed window to the front elevation and central heating radiator.

### Bedroom Two

With a UPVC double glazed window to the rear elevation and central heating radiator.











### Bedroom Three

With a UPVC double glazed window to the front elevation and central heating radiator.

### Family Bathroom

With a UPVC double glazed frosted glass window to the rear elevation, featuring a refitted three-piece family bathroom suite, comprising of low-level WC with continental flush, vanity wash hand basin with mixer tap and base level storage, P-shaped bath unit with PVC wall panelling, glass screen, and shower over and central heating radiator.

### Outside

To the front elevation is a large block paved driveway providing ample off road parking for several vehicles. To the side elevation is a car port leading to a detached garage. The rear garden is low maintenance throughout being mainly paved and featuring a variety of mature shrubs and trees.













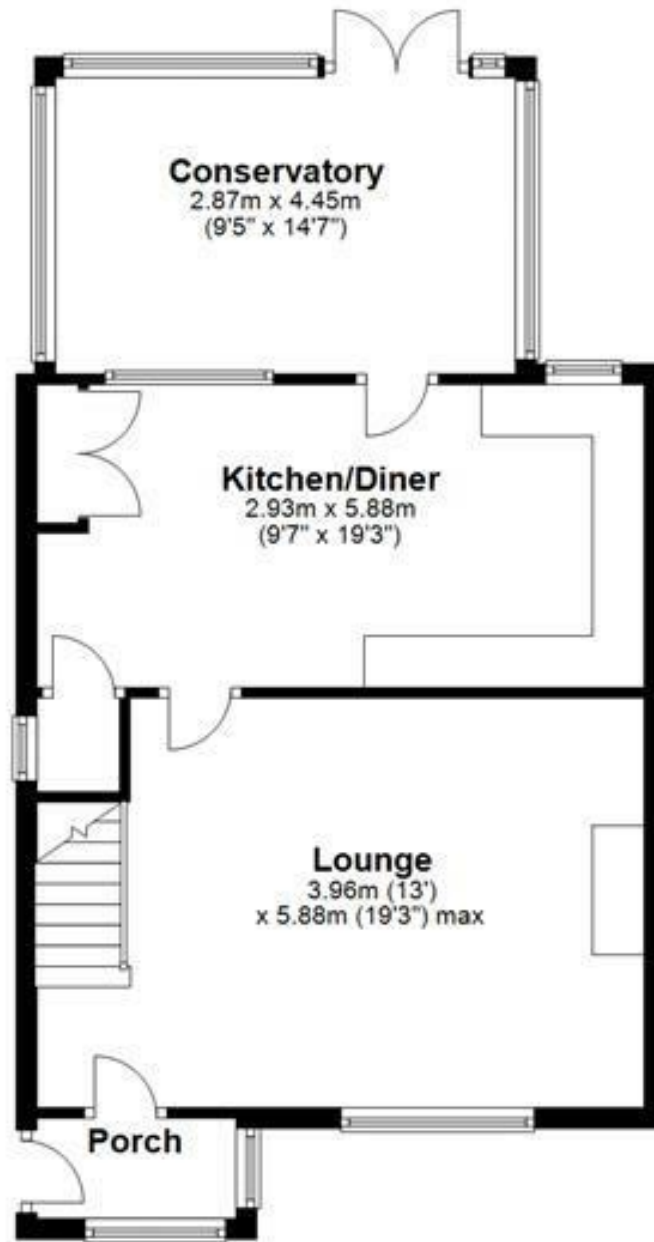








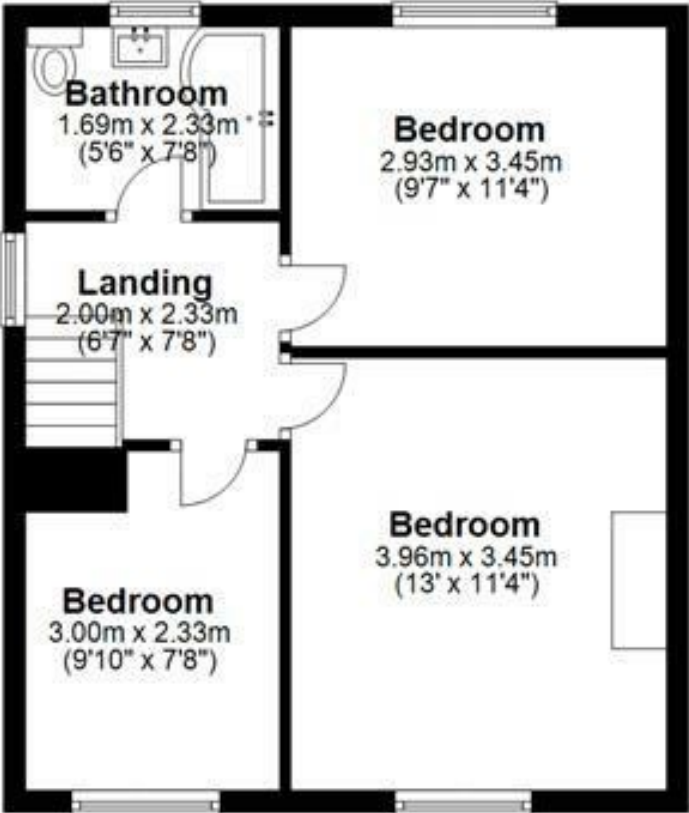
## Ground Floor



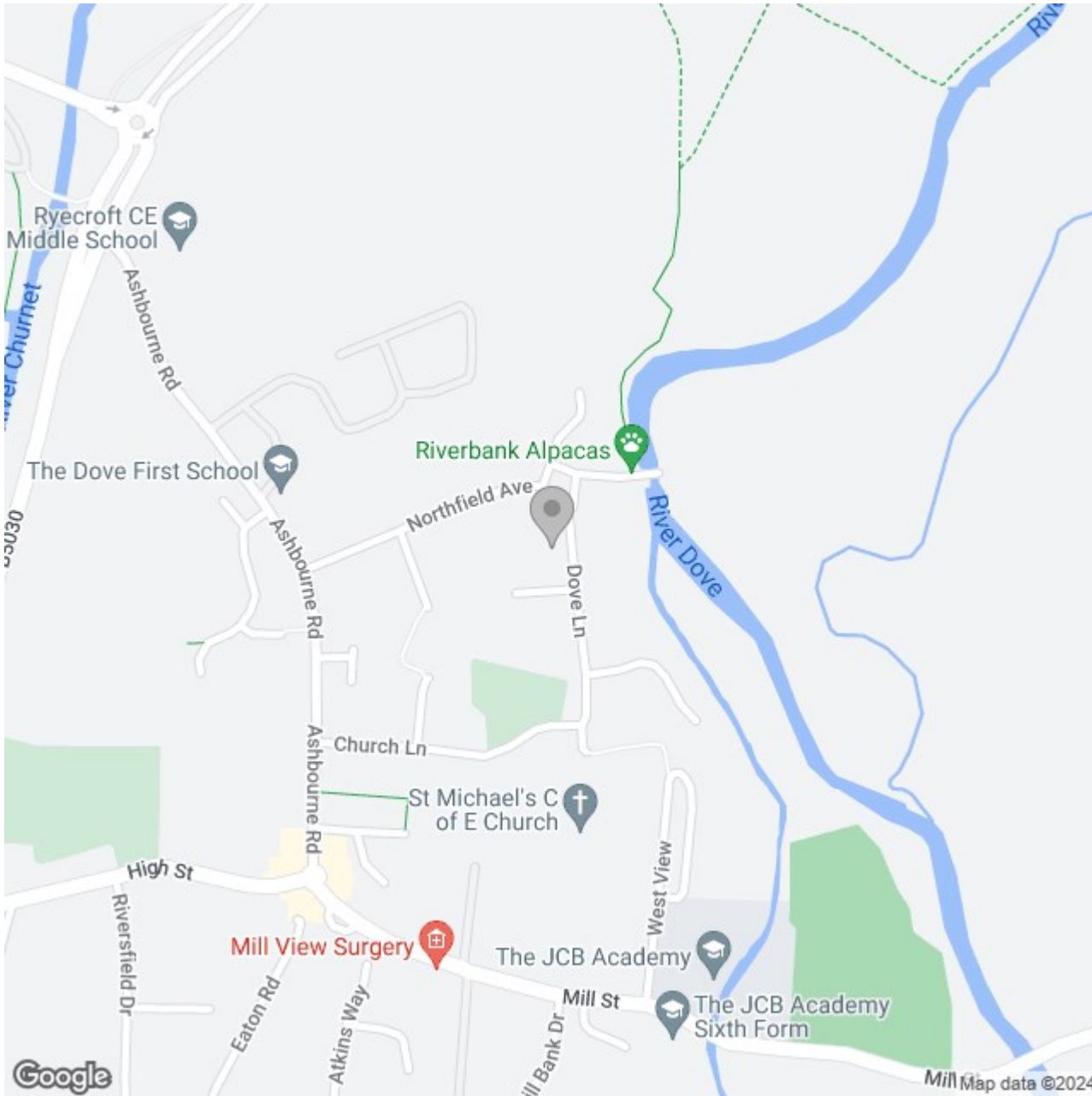
Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon, Burton-Uttoxeter-Ashbourne  
Plan produced using PlanUp



**First Floor**







### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	