





An internal viewing of this spacious property is highly recommended to fully appreciate its exceptional design and quality, particularly the ground floor, which is enhanced by a large open-plan living, dining, and kitchen area with bi-folding doors leading to the garden.

The property features high-end specifications, such as LED lighting throughout, underfloor heating on the ground floor, a fully integrated kitchen, premium joinery, top-quality sanitary ware, and stylish tiling.

Set in a charming courtyard-style development, the property is conveniently located near Rocester's amenities, including local shops, medical facilities, pharmacies, and pubs, all within walking distance. The nearby town of Uttoxeter offers a broader range of amenities. Off road parking space is situated to the right side of the property.

Viewing by appointment only.



## Hallway

With a double glazed front entry door leading into, balustrade staircase rising into the first floor landing, thermostat and utilities cupboard, consumer unit and mains alarm system unit.

## Cloaks/WC

With oak panelled flooring throughout, low-level WC with Continental flush, floating wash hand basin with mixer tap and tiled splashback, extractor fan and spotlighting to ceiling.

## Living/Dining Kitchen

The kitchen features a range of matching base and eye-level storage cupboards and drawers with wood block drop edge preparation work surfaces and breakfast bar. A range of integrated appliances includes stainless steel sink and drainer with mixer tap, fridge, freezer, four ring stainless steel gas hob with matching extractor hood/grill, dishwasher and housing is the central heating gas boiler, thermostat and smoke alarm.

The living area has double glazed bi-folding doors to the rear elevation and useful understairs storage cupboard.

The entirety of the ground floor has underfloor heating.

## Landing

With smoke alarm, spotlighting to ceiling, thermostat and internal doors leading to:



## Bedroom One

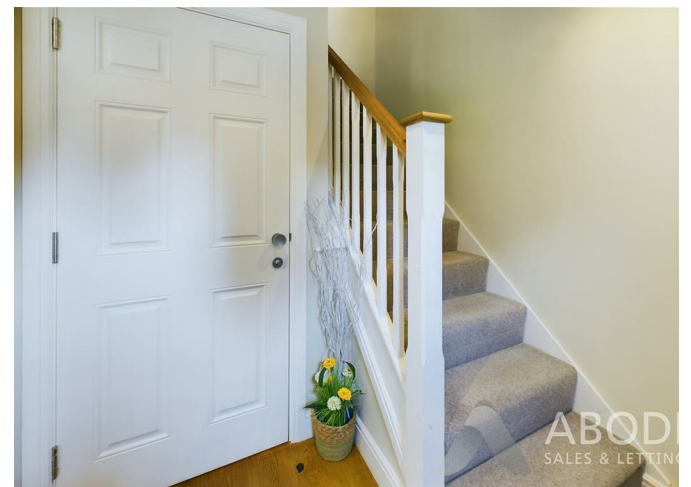
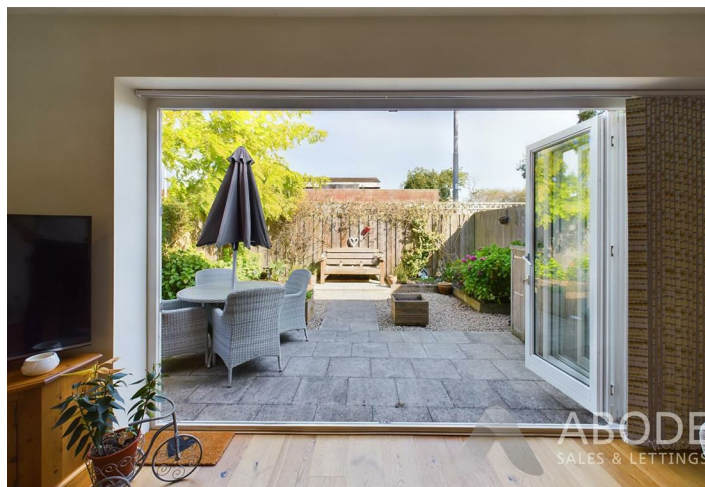
With a double glazed window to the front elevation, two useful over stairs storage cupboards one of which is currently utilised as a wardrobe space with hanging rail, a further built-in storage wardrobe which provides further space and storage, central heating radiator and spot lighting to ceiling.

## Bedroom Two

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

## Bathroom



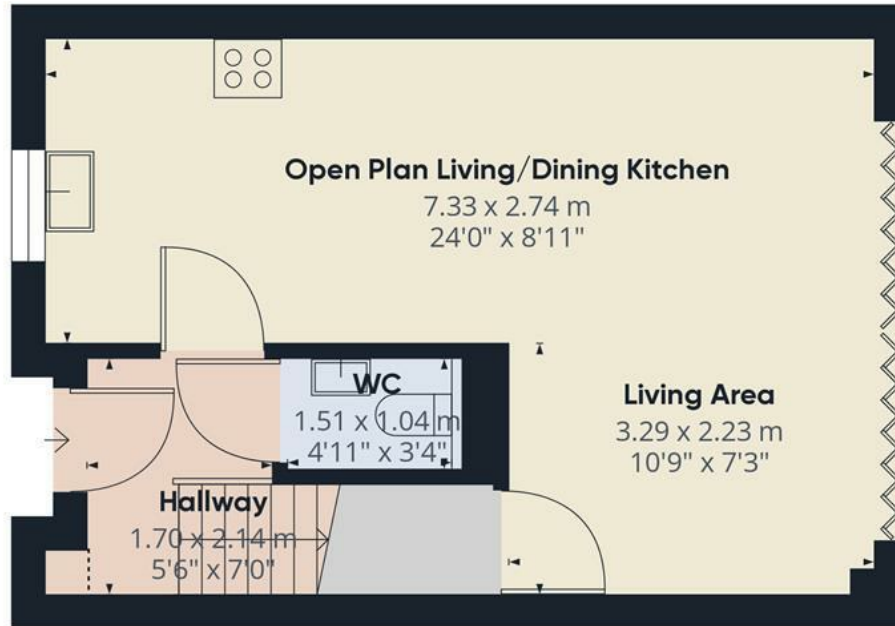




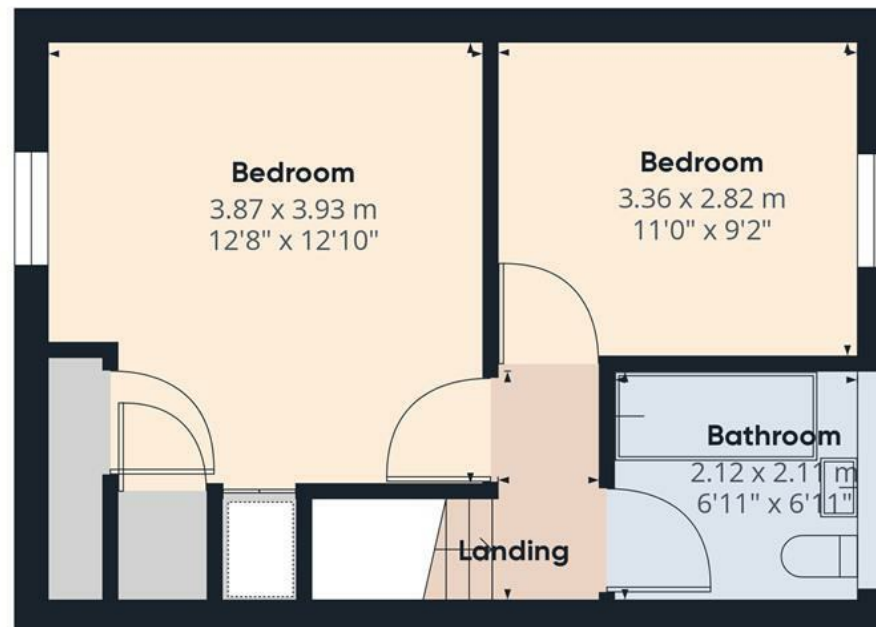
With a double glazed velux window to ceiling, featuring a three piece bathroom suite comprising of low-level WC with continental flush, floating wash hand basin with mixer tap, bath unit with glass screen and complementary tiling to both floor and wall coverings, chrome heated towel radiator, shaving point, spotlighting to ceiling and extractor fan.







Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

67.54 m<sup>2</sup>  
726.99 ft<sup>2</sup>

**Reduced headroom**

0.17 m<sup>2</sup>  
1.83 ft<sup>2</sup>

(1) Excluding balconies and terraces

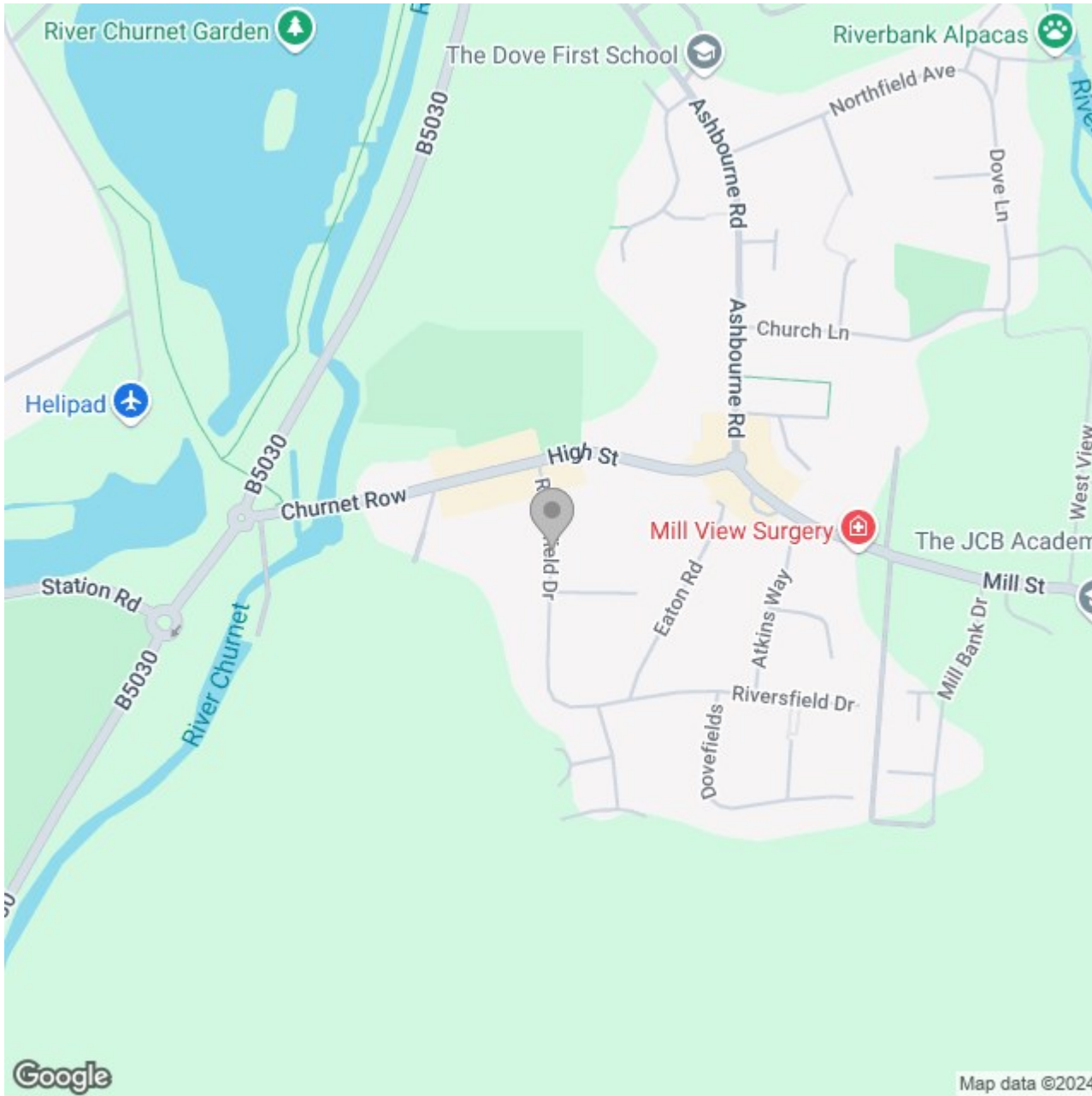
**Reduced headroom**

..... Below 1.5 m/5 ft

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

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</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	