





For sale is this well-presented semi-detached home, occupying a desirable corner plot with wraparound gardens and double-width parking to the rear.

Located in the village of Rocester, Dovefields is conveniently close to local amenities, including a village hall, shop/post office, doctor's surgery, a well-regarded first/primary school, the JCB Academy, and Abbotsholme Independent School. The nearby market towns of Uttoxeter and Ashbourne provide a wider range of amenities, including sports and leisure facilities, with Uttoxeter also offering a local railway station. Commuters will appreciate the easy access to Derby, Stoke, Stafford, and the A50, which connects to both the M1 and M6.

The accommodation, benefiting from gas central heating and double glazing and briefly comprises a porch, lounge, refitted kitchen/diner, sun room and utility (timber frames) and on the first floor, three bedrooms and a refitted shower room. Externally, the property features front and rear gardens, a double driveway, and a workshop/outbuilding.



Porch

With a UPVC double glazed frosted side and leading into with a glazed frosted unit to side, electric meter, internal door leading to:

Lounge

With a UPVC double glazed window to the front elevation, central heating radiator, the focal point of the room being the electric fireplace, useful stairs storage cupboard, smoke alarm, internal door with staircase rising to the first floor landing, TV aerial point, consumer unit and central heating boiler (under stairs), opening leading to:

Kitchen/Diner

With a UPVC double glazed window to the rear elevation and double glazed door leading to the side entry, complementary tiling to both floor and wall coverings, the kitchen features range of matching base and eye level storage cupboard and drawers with granite drop edge preparation work surfaces, integrated appliances include a ceramic sink and drainer with mixer tap, central heating radiator, smoke alarm and UPVC double glazed double doors leading to:

Utility Room (Timber Frame)

With UPVC double glazed windows to the rear elevation and UPVC double glazed double doors leading to the rear patio.

Sun Room (Timber Frame)

With a composite decked flooring throughout, three sets of UPVC double glazed double doors leading to the side and rear gardens.



Landing

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







Shower Room

With a UPVC double glazed frosted glass window to the rear elevation, featuring a refitted three-piece shower room suite comprising of low-level WC, vanity wash hand basin with mixer tap, corner shower cubicle with waterfall showerhead and PVC panelling to wall coverings and chrome radiator.

Bedroom One

With a UPVC double glazed window to the front elevation, central heating radiator, built-in double wardrobes with sliding doors and mirrored fronts comprising of hanging rails and shelving.

Bedroom Two

With a UPVC double glazed window to the rear elevation, central heating radiator, a range of built-in fitted wardrobes with sliding doors and mirrored fronts comprising of hanging rails and shelving and a further cupboard which houses the hot water tank with eye level shelving.

Bedroom Three

With a UPVC double glazed window to the front elevation, central heating radiator, useful over stairs storage cupboard with eye-level shelving.







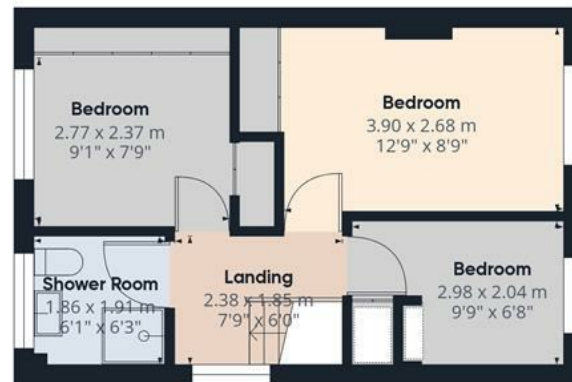




Floor 0

Approximate total area⁽¹⁾

90 m²
968.75 ft²



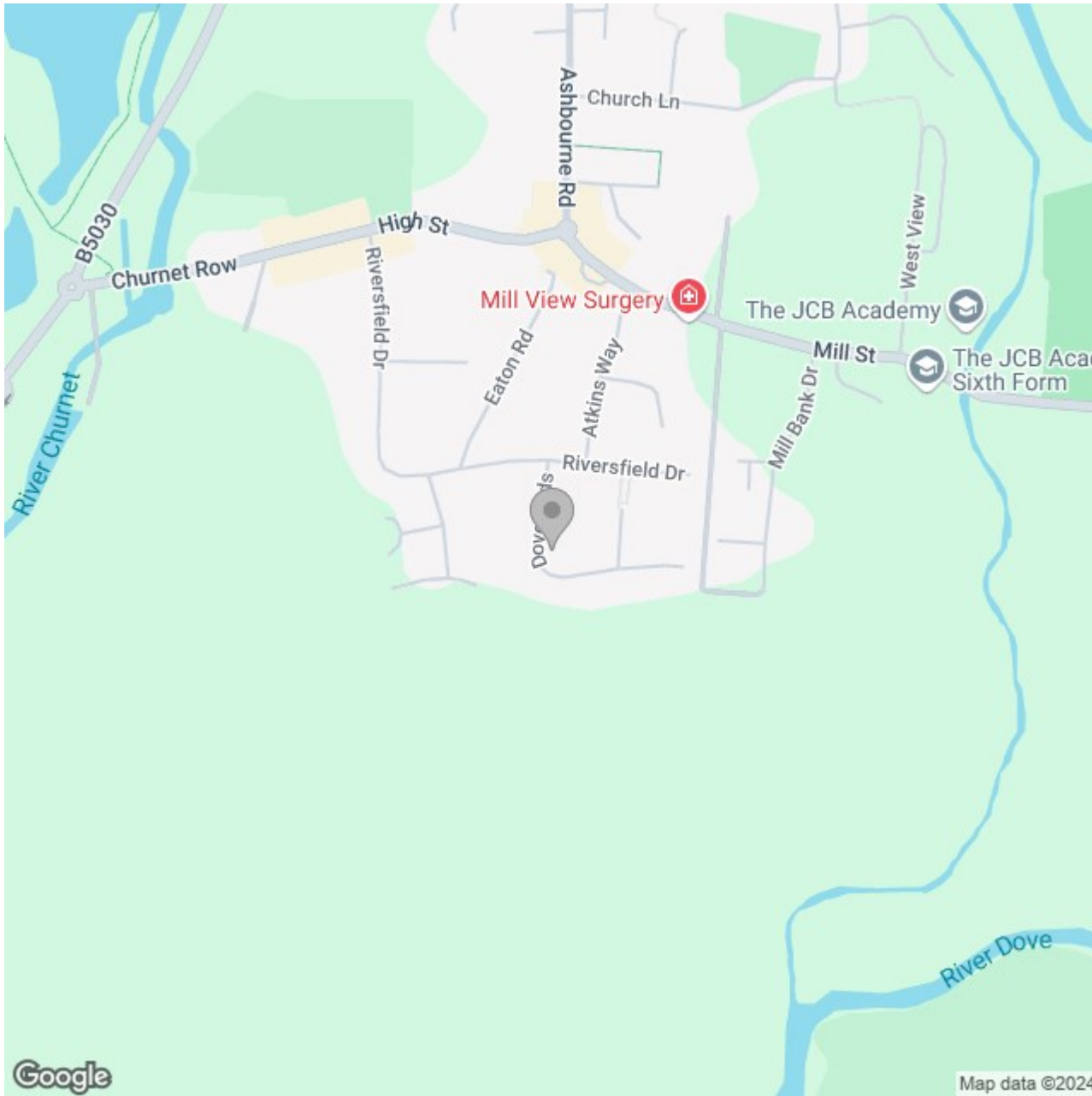
Floor 1

(1) Excluding balconies and terraces

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) A		86
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	