



Ashbourne Road, Rocester,
Staffordshire



3



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Guide price £225,000



Key Features

- Semi Detached Home
- Three Double Bedrooms & Two Reception Rooms
- Well Appointed Kitchen & Utility Room
- Gas Central Heating & Upvc Double Glazing
- Large Frontage & Great Sized Rear Garden
- Lean-to/Garage
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this well proportioned three bedroomed semi detached home in the desirable village of Rocester. In brief the property comprises: - entrance hall, lounge, dining room, kitchen, utility room, guest cloak room and on the first floor a landing leads to three double bedrooms and family bathroom. Externally the property benefits from a large frontage, good sized driveway, lean-to/garage and to the rear is an enclosed garden which offers plenty of space for entertaining.

Accommodation In Detail

Frosted Upvc double glazed door leading to:

Entrance Hall

having staircase rising to first floor and one central heating radiator.

Lounge 3.65m x 5.03m (12'0" x 16'6")

having multi fuel log burner with wooden lintel, tv aerial point, two central heating radiators, Upvc double glazed French doors to rear elevation and Upvc double glazed bow window to front.

Dining Room 3.65m x 2.5m (12'0" x 8'2")

having BT point, one central heating radiator and Upvc double glazed bow window to front elevation.

Kitchen 2.39m x 4m (7'10" x 13'1")

having range of base and wall mounted unit, granite effect laminate work surfaces, four ring gas hob with extractor over, single electric oven, stainless steel sink and drainer with black mixer tap, space for fridge/freezer, understairs cupboard, one central heating radiator and Upvc double glazed window to rear elevation.

Utility Room

having space for washing machine and tumble dryer, consumer unit for electrics and frosted Upvc double glazed door to side elevation.

Guest Cloak Room 0.83m x 1.34m (2'8" x 4'5")

having low level wc and frosted Upvc double glazed window to rear elevation.

On The First Floor

Landing

having access to loft space, one central heating radiator and frosted Upvc double glazed window to rear elevation.

Master Bedroom 5.49m x 2.52m (18'0" x 8'4")

having one central heating radiator and two Upvc double glazed windows to front elevation.

Bedroom Two 3.65m x 2.5m (12'0" x 8'2")

having one central heating radiator and Upvc double glazed window to front elevation.

Bedroom Three 3.66m x 2.4m (12'0" x 7'11")

having built-in wardrobe with folding doors, one central heating radiator and Upvc double glazed window to rear elevation.

Bathroom 2.69m x 2.43m (8'10" x 8'0")

having low level wc, pedestal wash basin with chrome mixer tap, P-shaped bath with chrome fittings and chrome hand held shower together with glass shower screen, built-in storage cupboard housing gas fired combination boiler, one central heating radiator and frosted Upvc double glazed window to rear elevation.

Lean-To 5.22m x 3.37m (17'1" x 11'1")

Providing plenty of storage and has power, lighting, frosted Upvc double glazed door to front elevation, Upvc double glazed door to rear and double garage doors to front elevation.



Outside

To the rear of the property is a fully enclosed garden which has a good sized patio area and the rest of the garden is mainly laid to lawn. To the front is a good sized fore garden and driveway providing parking for up to three vehicles.

Services

All mains services are believed to be connected to the property.

Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

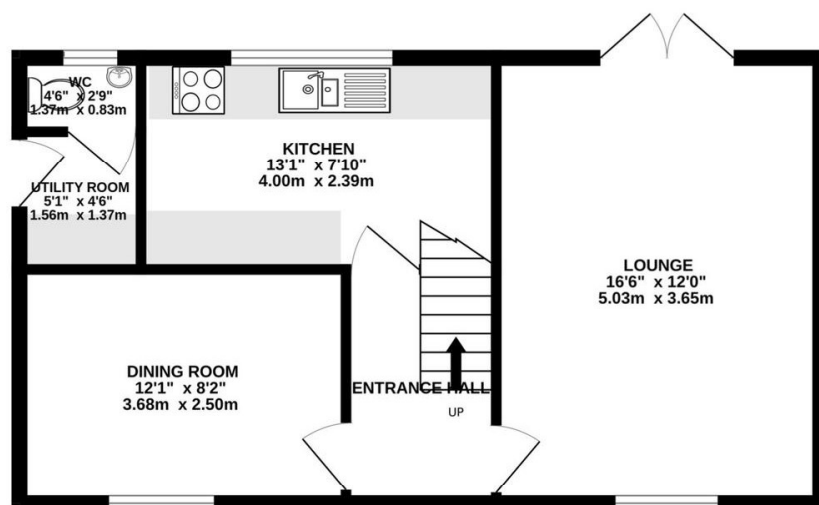
Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.

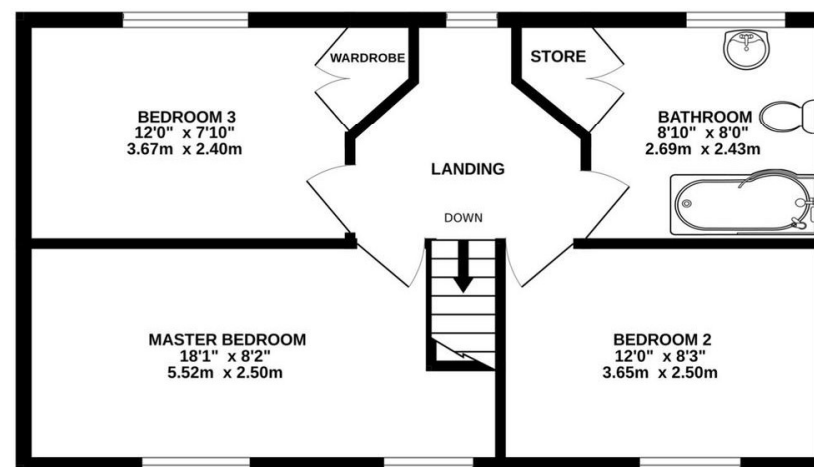




GROUND FLOOR
488 sq.ft. (45.3 sq.m.) approx.



1ST FLOOR
488 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA : 976 sq.ft. (90.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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