



**The Lodge, Doveleys Manor Park, Rocester, Uttoxeter.
ST14 5BZ**

welcome to

The Lodge, Doveleys Manor Park, Rocester, Uttoxeter

INTERNAL INSPECTION is essential of this SPACIOUS detached family residence situated in a sought after development comprises: guest cloakroom, study, lounge, dining room, kitchen diner, utility, five bedrooms, three with access to either en suite/bathroom & family bathroom. DOUBLE GARAGE & gardens.



Access to the property is gained via a shared private driveway which in turn leads to the property driveway and to:

Timber Entrance Door:

Leading into:

Entrance Hallway:

Having stairs to first floor accommodation; Kahrs flooring; central heating radiator; understairs storage cupboard; doors off to:

Guest Cloakroom:

With double glazed window to the side elevation; low level w.c.; wash hand basin; complementary tiling; central heating radiator.

Study:

10' 11" x 9' (3.33m x 2.74m)

With Kahrs flooring; two double glazed windows to the side elevation; central heating radiator.

Lounge:

22' 4" x 12' 11" into recess (6.81m x 3.94m into recess)

Having double glazed windows to the front and side elevations; wall mounted gas fire; two central heating radiators; Kahrs flooring; timber French doors leading out to the side elevation.

Dining Room:

13' 10" x 11' 8" (4.22m x 3.56m)

With central heating radiator; double glazed window to the rear elevation; Kahrs flooring; timber French doors leading out to the side elevation.

Kitchen Diner:

22' 8" x 14' 6" (6.91m x 4.42m)

A fitted kitchen comprising one and a half bowl sink and drainer set in a base unit; further base, wall and drawer units; complementary work surface; breakfast bar; integrated double oven; electric hob with extractor over; integrated dishwasher and fridge freezer; central heating radiator; complementary floor tiling; double glazed windows to the rear and side elevations; down lighting; door leading into:

Utility Room:

7' 11" x 6' 8" (2.41m x 2.03m)

Having base and wall units; complementary work surface; plumbing for washing machine; further appliance space; complementary tiling; central heating radiator; door leading out to the side elevation; door leading into integral garage.

Stairs From Entrance Hallway:

Leading to:

First Floor Landing:

Having loft access; central heating radiator; doors off to:

Bedroom One:

19' 6" x 17' 2" (5.94m x 5.23m)

With double glazed windows to the front, side and rear elevations; two central heating radiators; leading into:

En Suite:

Having shower cubicle with wall mounted mains shower; his and hers wash hand basins set in a vanity unit; low level w.c.; down lighting; heated towel rail; complementary tiling.

Bedroom Two:

17' 5" x 8' 10" (5.31m x 2.69m)

With double glazed windows to the front and side elevations; wardrobes; central heating radiator; leading into:

En Suite:

Having shower cubicle with wall mounted mains shower; wash hand basin set in a vanity unit; low level w.c.; complementary tiling; ceiling window.

Bedroom Three:

14' 8" x 11' 9" (4.47m x 3.58m)

Having wardrobes; double glazed window to the side elevation; central heating radiator.

Bedroom Four:

12' 10" x 11' (3.91m x 3.35m)

With double glazed windows to the front and side elevations; central heating radiator; door leading into family bathroom.

Bedroom Five:

12' 10" x 10' 11" (3.91m x 3.33m)

With double glazed windows to the side and front elevations; central heating radiator; wardrobes.

Family Bathroom:

Having bath with wall mounted mains shower over; wash hand basin set in a vanity unit; low level w.c.; central heating radiator; complementary tiling; heated towel rail; two ceiling windows; down lighting.

Guest Cloakroom:

Having low level w.c.; wash hand basin set in a vanity unit; complementary tiling; central heating radiator; ceiling window.

Double Garage:

20' 3" x 16' 9" (6.17m x 5.11m)

With electric up and over door; double glazed window; oil fired central heating boiler.

Gardens:

To the front of the property the tarmac driveway provides off road parking and timber fenced boundaries. Side garden area and the rear garden has lawned area, patio area, plantings, trees and timber fenced boundaries.

Please Note:

Photographs may have been taken using a wide angle lens.



view this property online bagshawsresidential.co.uk/Property/UTR108341



welcome to

The Lodge, Doveleys Manor Park, Rocester, Uttoxeter

- Spacious Detached Family Residence
- Five Bedrooms. Two with En Suite Facilities
- Guest Cloakroom. Family Bathroom
- Lounge. Dining Room. Study. Kitchen Diner. Utility Room
- DOUBLE GARAGE. Drive. Gardens

Tenure: Freehold EPC Rating: D

£750,000



Please note the marker reflects the
postcode not the actual property

view this property online [bagshawsresidential.co.uk/Property/UTR108341](https://www.bagshawsresidential.co.uk/Property/UTR108341)



Property Ref:
UTR108341 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



bagshaws residential



01889 567567



uttoxeter@bagshawsresidential.co.uk



17 High Street, UTTOXETER, Staffordshire, ST14
7HP



[bagshawsresidential.co.uk](https://www.bagshawsresidential.co.uk)