





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.





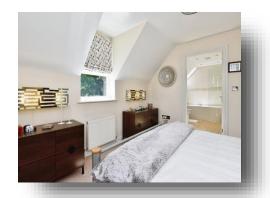
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# The Lodge, Doveleys Manor Park, Rocester, Uttoxeter

- 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

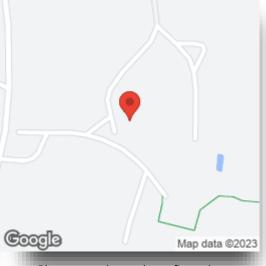
Tenure: Freehold EPC Rating: D

# £750,000









Please note the marker reflects the postcode not the actual property

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