

# Dove Cottage, Ashbourne Road, Rocester, Uttoxeter. ST14 5LF



## welcome to

## Dove Cottage, Ashbourne Road, Rocester, Uttoxeter

Bagshaws Residential are delighted to market this TOTALLY RENOVATED & BEAUTIFUL CHARACTERFUL PROPERTY and we recommend EARLY VIEWING to fully appreciate the abundance of quality fittings with numerous plug sockets, new central heating boiler and the integrated appliances have a three year guarantee.

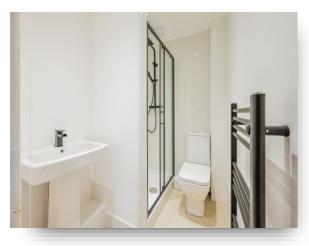












Access to the property is gained to the rear via Dove Gardens leading to the enclosed off road parking area and to:

#### **French Doors:**

Leading into:

#### **Kitchen Diner:**

22' 9" x 13' 3" ( 6.93m x 4.04m )

A refitted kitchen comprising one and a half bowl sink and drainer set in a base unit; further base units; complementary wood effect work surfaces; ceiling down lighting; integrated oven with hob and cooker hood over; larder unit; integrated dishwasher and fridge freezer; double glazed window to the rear elevation; pitch roof light; complementary wall and floor tiling; two central heating radiators; opening into:

#### Lounge:

12' 11" x 12' 6" ( 3.94m x 3.81m ) Having central heating radiator; ceiling down lights.

#### Hallway:

With two storage cupboards; two central heating radiators; double glazed window to the side elevation.

#### **Entrance Vestibule:**

With door leading to the front elevation.

#### **Bedroom Two:**

15' 5" max x 8' 5" max ( 4.70m max x 2.57m max ) With double glazed window to the rear elevation; central heating radiator; loft access hatch.

#### Bathroom:

Having bath with wall mounted shower over and glazed side screen; wash hand basin; low level wc; heated towel rail; complementary tiling.

#### Main Bedroom:

11' 11" x 10' 5" ( 3.63m x 3.17m ) With tall feature three double glazed windows to the front elevation; central heating radiator; loft access hatch; door leading into:

#### En Suite:

Having shower cubicle with wall mounted shower; wash hand basin; low level wc; heated towel rail; ceiling down lighting.

#### **Rear Garden:**

Gated access to the rear garden leads to car parking area and step up to timber decked area having timber fenced boundaries.

#### **Please Note:**

There is right of access over the front of the property.

Photographs may have been taken using a wide angle lens. Council Tax Band Deleted





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## Dove Cottage, Ashbourne Road, Rocester, Uttoxeter

- Totally Renovated Character Property
- Impressive Kitchen Diner opening into Lounge
- Master Bedroom with En Suite. Second Bedroom
- Bathroom
- Enclosed Rear Garden/Off Road Parking & Further Parking

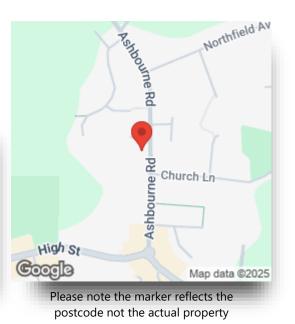
Tenure: Freehold EPC Rating: C

# offers over **£265,000**









view this property online bagshawsresidential.co.uk/Property/UTR109595



Property Ref: UTR109595 - 0005 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.

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