



**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.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.fishtagroup.com](http://www.fishtagroup.com)



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**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
UTR109595 - 0005

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