





A beautifully presented mid-terrace home in the heart of Rocester. This traditional home offers a great opportunity for First time buyers, downsizers or investors alike. A large detached garage and spacious garden to rear overlook fields. The popular village location offers convenient access to a post office and shop, public house, village hall, Ryecroft School, the JCB Academy and Abbotsholme School. Nearby market towns, including Ashbourne and Uttoxeter, provide a wider range of amenities such as leisure facilities, retail options, a railway station and the renowned Uttoxeter Racecourse. Excellent transport links include the A50.

The accommodation benefits from oil fired central heating and double glazing. The ground floor features a welcoming lounge leading through to a spacious dining room and a modern, well-appointed kitchen and three piece bathroom. On the first floor there are two generous bedrooms, while the second floor offers an additional bedroom.

Externally, the property enjoys a good-sized rear lawn garden accessed via shared entry, rear parking and detached garaging.

Offered for sale with no upward chain and vacant possession.

Viewing by appointment only.



## Porch

With UPVC double glazed windows to front and side elevations, internal door leads to:

## Lounge

A warm and inviting space featuring a UPVC double-glazed window to the front elevation. The focal point log-burning fireplace adds charm (currently not flue connected). Additional features include a meter cupboard housing the electric meter and consumer unit, telephone point, thermostat, dimmer switch lighting and internal double timber doors opening into the dining room.

## Dining Room

With a central heating radiator and a glazed overhead window. The room includes a smoke alarm, carbon monoxide detector and a useful under-stairs storage cupboard with shelving, plus an additional storage area beyond. An internal door leads directly into the kitchen.

## Kitchen

A well-designed kitchen with a UPVC double-glazed window to the rear and complementary tiled flooring. It offers a range of matching base and eye-level cupboards, roll-top work surfaces and tiled surrounds. Features include a stable oak rear entry door, central heating radiator and integrated appliances such as a stainless steel sink and drainer with mixer tap, cooker, hob and extractor hood. A double-glazed ceiling skylight provides further natural light, and there is plumbing for additional under-counter appliances. An internal door leads to two further areas including the bathroom.



## Bathroom

This stylish bathroom benefits from a UPVC double-glazed frosted window to the rear and a three-piece suite consisting of a low-level WC with continental flush, bath with electric shower over and a wash hand basin with tiled splashback. Complimentary wall tiling and a chrome heated towel radiator complete the room.







### Landing

With a UPVC double-glazed window to the rear and a central heating radiator, the landing features a dog-leg staircase rising to the second floor. Internal timber doors provide access to the bedrooms.

### Bedroom One

A spacious double bedroom with a UPVC double-glazed window to the front elevation and a range of fitted double wardrobes including hanging rails, shelving and overhead cupboards. A central heating radiator and TV aerial point complete the room.

### Bedroom Two

Enjoy far-reaching countryside and agricultural views from the UPVC double-glazed rear window. This room includes a central heating radiator and the built-in cupboard housing the hot water tank.

### Second Floor Landing

An internal door leads through to the third bedroom.

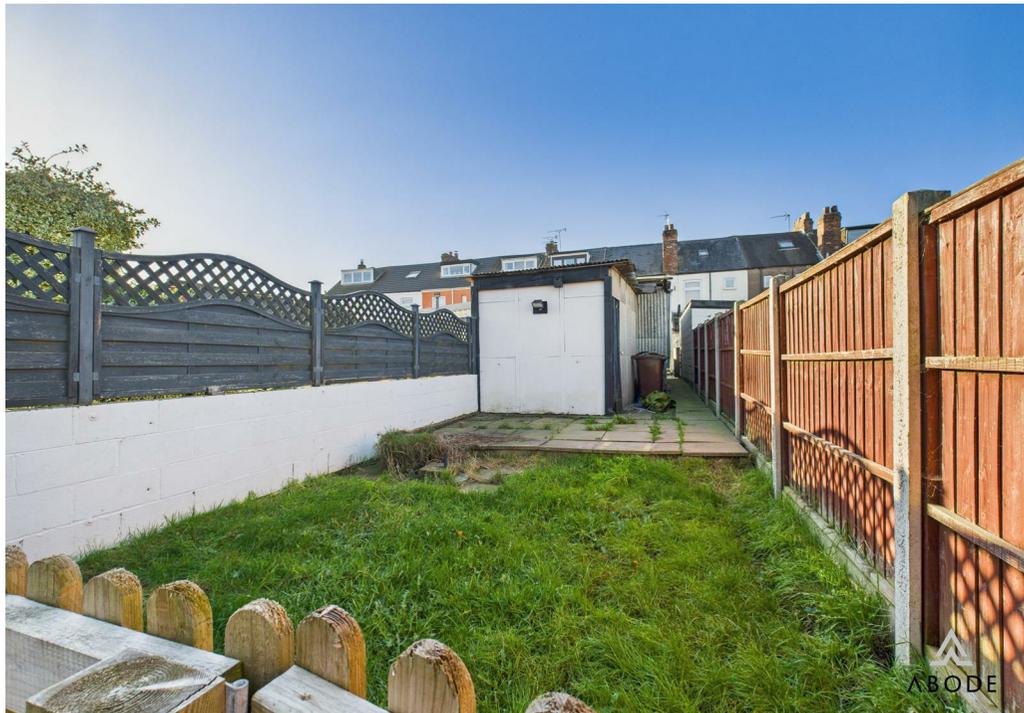
### Bedroom

A charming top-floor bedroom offering velux window to the front elevation and a central heating radiator.











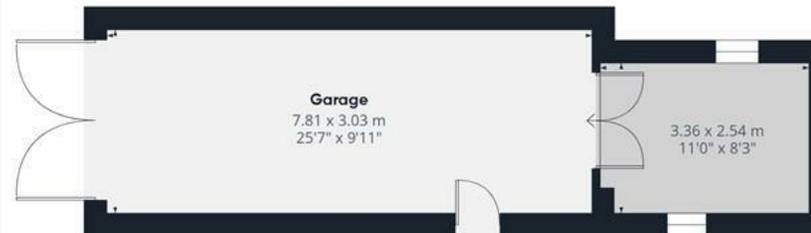
Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

**Approximate total area<sup>m</sup>**

111.6 m<sup>2</sup>

1200 ft<sup>2</sup>

**Reduced headroom**

2.7 m<sup>2</sup>

29 ft<sup>2</sup>

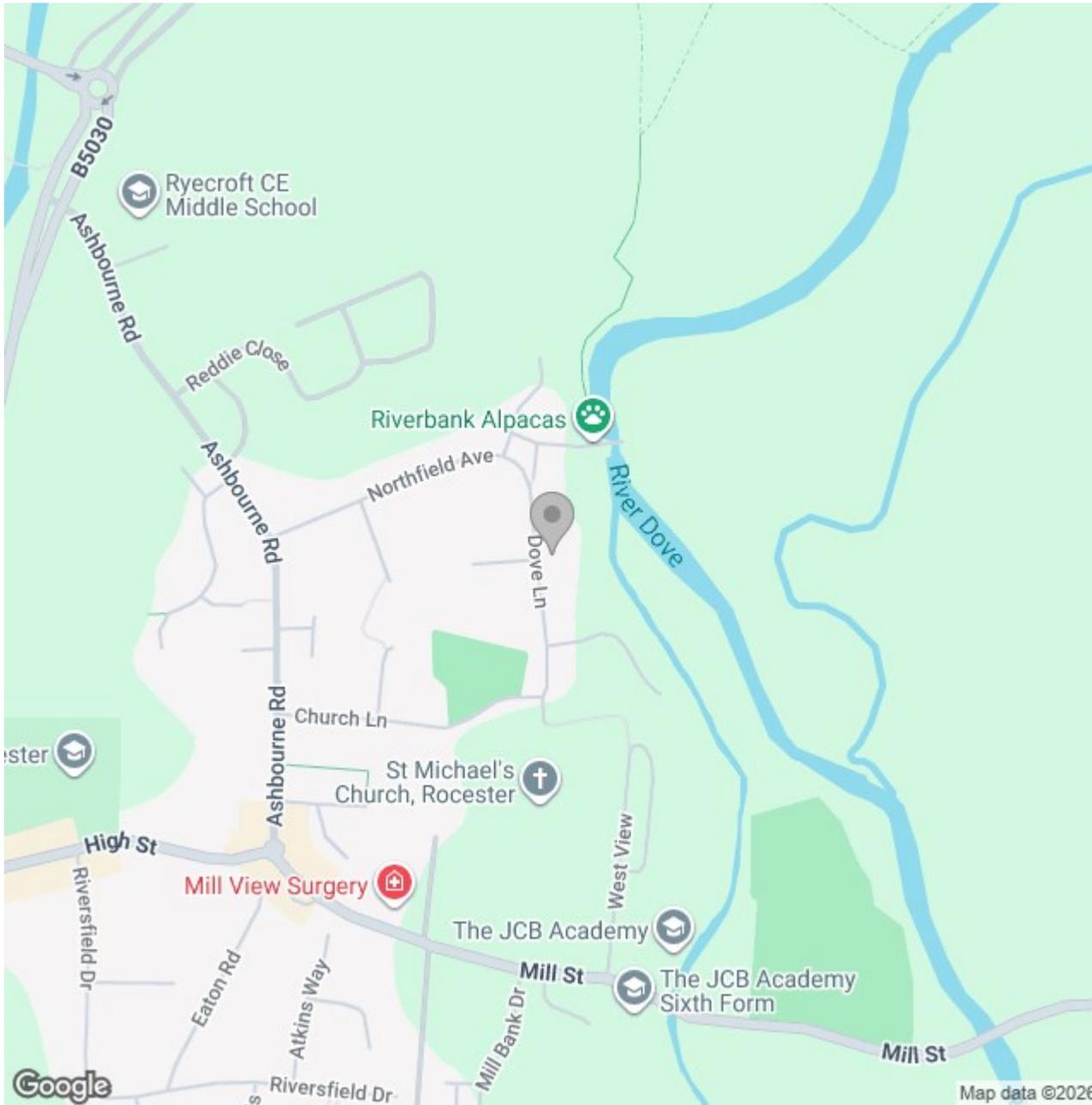
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	