

Dove Lane

Rocester, Uttoxeter, ST14 5LA



Beautifully presented and immaculately maintained traditional style semi detached home occupying a delightful plot and position in the popular village.

£250,000



John German 

Whether looking for your first home or moving up or down the property ladder, internal inspection and consideration of this delightful home is absolutely essential to appreciate its room dimensions, turn-key condition and its lovely position within the popular village. Situated in walking distance to Rocester's wide range of amenities including convenience shops, public houses, schools including the JCB Academy, doctors surgery, florists and its church. Several walks through the surrounding countryside are also on the doorstep, plus the lakes at the front of the world headquarters of JCB. The towns of Uttoxeter and Ashbourne are both within easy commutable distance, as is the A50 dual carriageway which links the M1 and M6 motorways.

A composite and part obscured double glazed entrance door opens to the hall having a tiled floor and doors leading to the ground floor accommodation plus the garage. Positioned to the front of the home is the impressive fitted breakfast kitchen having a range of Howden shaker style units with worksurfaces and matching breakfast bar, an inset sink unit set below the window, fitted electric hob with an extractor hood over, built in double electric oven, plumbing for both a dishwasher and washing machine, plus space for a fridge freezer. The spacious lounge/diner extends to the full width of the property, having a uPVC double glazed window overlooking the garden and wide French doors providing further natural light and direct access to the patio and garden. The focal chimney breast has fitted cupboards and shelving either side, plus there are stairs rising to the first floor.

To the first floor, the landing has a side facing window providing natural light, two built in cupboards and access to the insulated loft. Doors lead to the three good size bedrooms, two of which can easily accommodate a double bed. Finally, there is a hugely impressive refitted family bathroom having a white four piece suite incorporating both a panelled bath and a separate corner shower cubicle with a mixer shower over, half tiled walls and a feature mosaic tiled floor, plus dual aspect windows.

Outside to the rear, a block paved patio provides a lovely seating and entertaining area leading to the good size garden which is predominantly laid to lawn, having well stocked beds and borders and an additional composite decking area at the top of the garden with a useful shed. Enclosed to three sides with gated access to the front. To the front, a concrete and gravelled bed provide off road parking for several vehicles, enclosed by established hedges and a brick wall. The garage has an up and over door, power and light, plus the free-standing oil fired central heating boiler and a door providing direct access into the home.

What3words: reworked.among.boast

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard. **Parking:** Drive & garage.

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Oil (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band B

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/20022025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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