





**** THREE BEDROOM SEMI-DETACHED HOME ** GARAGE ** REFITTED KITCHEN ** LARGE PLOT ****

This decently sized semi-detached home is offered for sale with no upward chain, making it an ideal small project for first-time buyers, home movers, or buy-to-let investors. Situated in the popular village of Rocester, the property enjoys easy walking access to a range of amenities, including a convenience shop, three schools (including the JCB Academy), a doctor's surgery, a public house, a florist, and a fish and chip shop. The JCB World Headquarters and its lakes are nearby, along with countryside footpaths. The towns of Uttoxeter and Ashbourne, the A50 dual carriageway, and cities like Derby and Stoke-on-Trent are all within commutable distance.



Hallway

An obscured double-glazed entrance door opens into the hall, featuring stairs rising to the first floor and double doors leading to the ground floor rooms.

Lounge

This generously sized room features an open fire with a stone-effect surround and display plinths as its focal point. The space benefits from natural light through two windows and includes a useful under-stairs cupboard for additional storage.

Dining Room

Located at the rear of the property, the dining room has a garden-facing window. There is potential to replace the window with French doors (subject to necessary consents) for direct access to the patio and garden.

Kitchen

Adjoining the dining room is an impressive refitted kitchen, featuring a wide range of base and eye-level units with integrated features such as a bin and spice rack. The kitchen boasts quality quartz worktops, an inset sink set below a side-facing window, a fitted electric hob with extractor hood, an oven, and integrated appliances including a dishwasher and fridge/freezer. A part-glazed door leads to the porch.

Porch

A practical space with plumbing for a washing machine, room for a tumble dryer, and a rear door providing garden access.



Landing

The landing is illuminated by a side-facing window and offers access to all three bedrooms and the family bathroom.

Bedrooms

Bedroom 1 and Bedroom 2: Both are generously sized and can accommodate double beds.

Bedroom 3: A well-proportioned single bedroom suitable for various uses, such as a child's room or home office.







Bathroom

The family bathroom is fitted with a white suite, including a panelled bath with an electric shower overhead, complemented by tiled walls.

Outside

Rear Garden:

The enclosed rear garden features a paved patio leading to a lawn with well-maintained beds and borders. There is space for a shed and summerhouse, with power already connected to the shed. Two gates can be reinstated to provide front access if desired.

Front Driveway and Garage:

The wide tarmac driveway provides ample off-road parking and extends along the side elevation to the detached garage. The garage is equipped with power points and offers additional storage or workspace options.

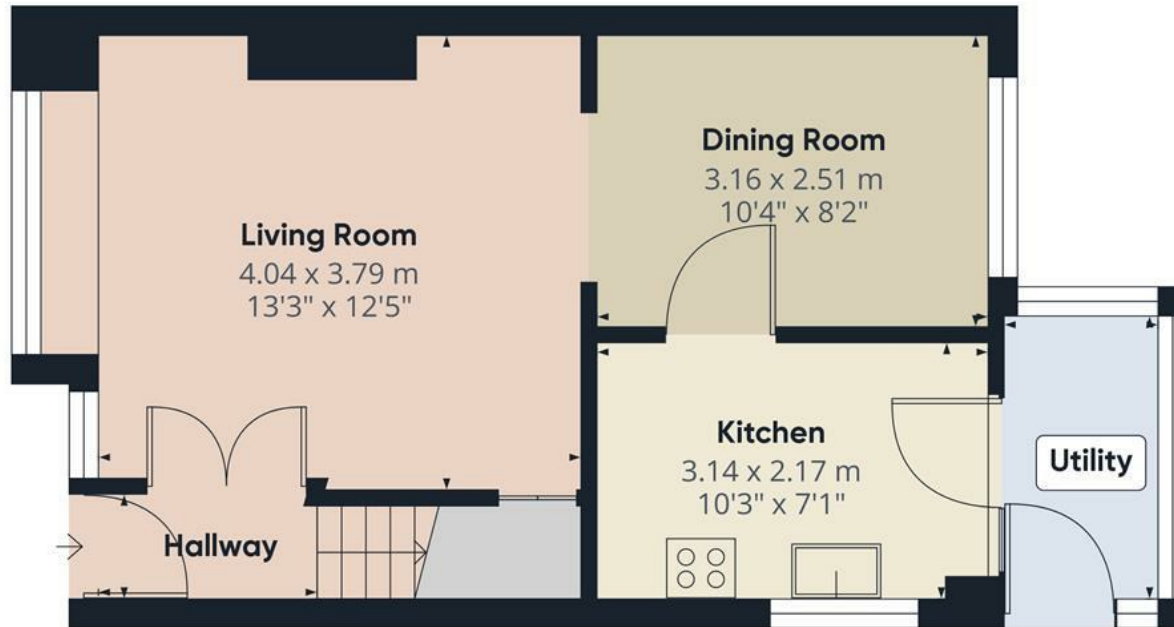
This property offers excellent potential with its spacious layout, desirable location, and proximity to amenities and transport links.







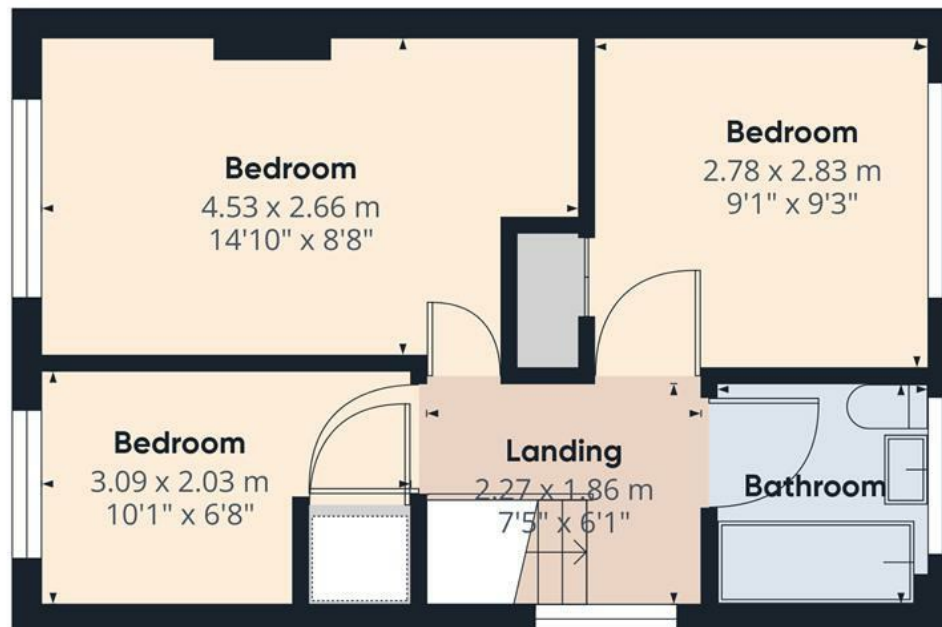
ABODE
SALES & LETTINGS



Floor 0

Approximate total area⁽¹⁾

69.96 m²
753.04 ft²



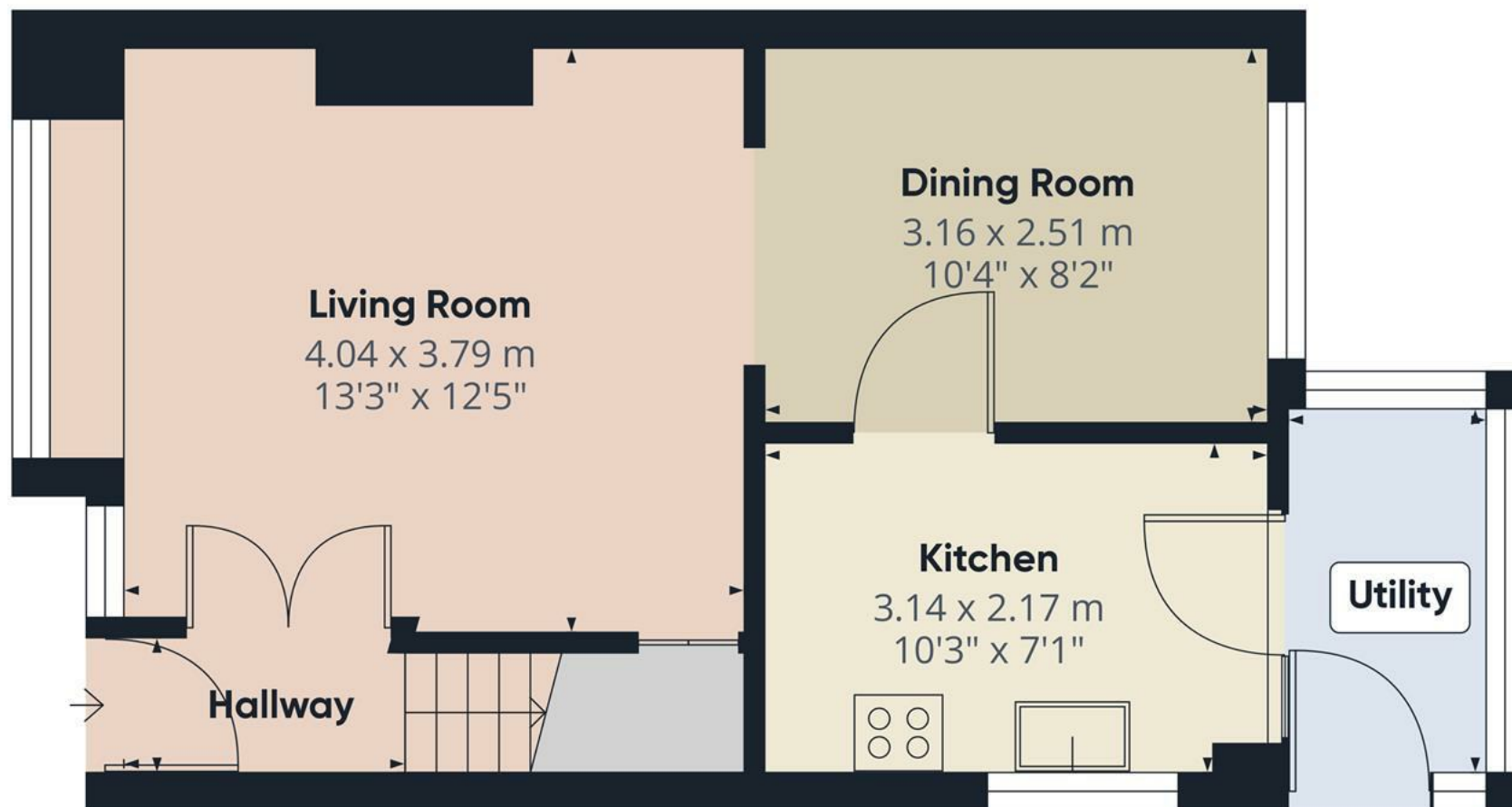
Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Approximate total area⁽¹⁾

38.31 m²
412.36 ft²

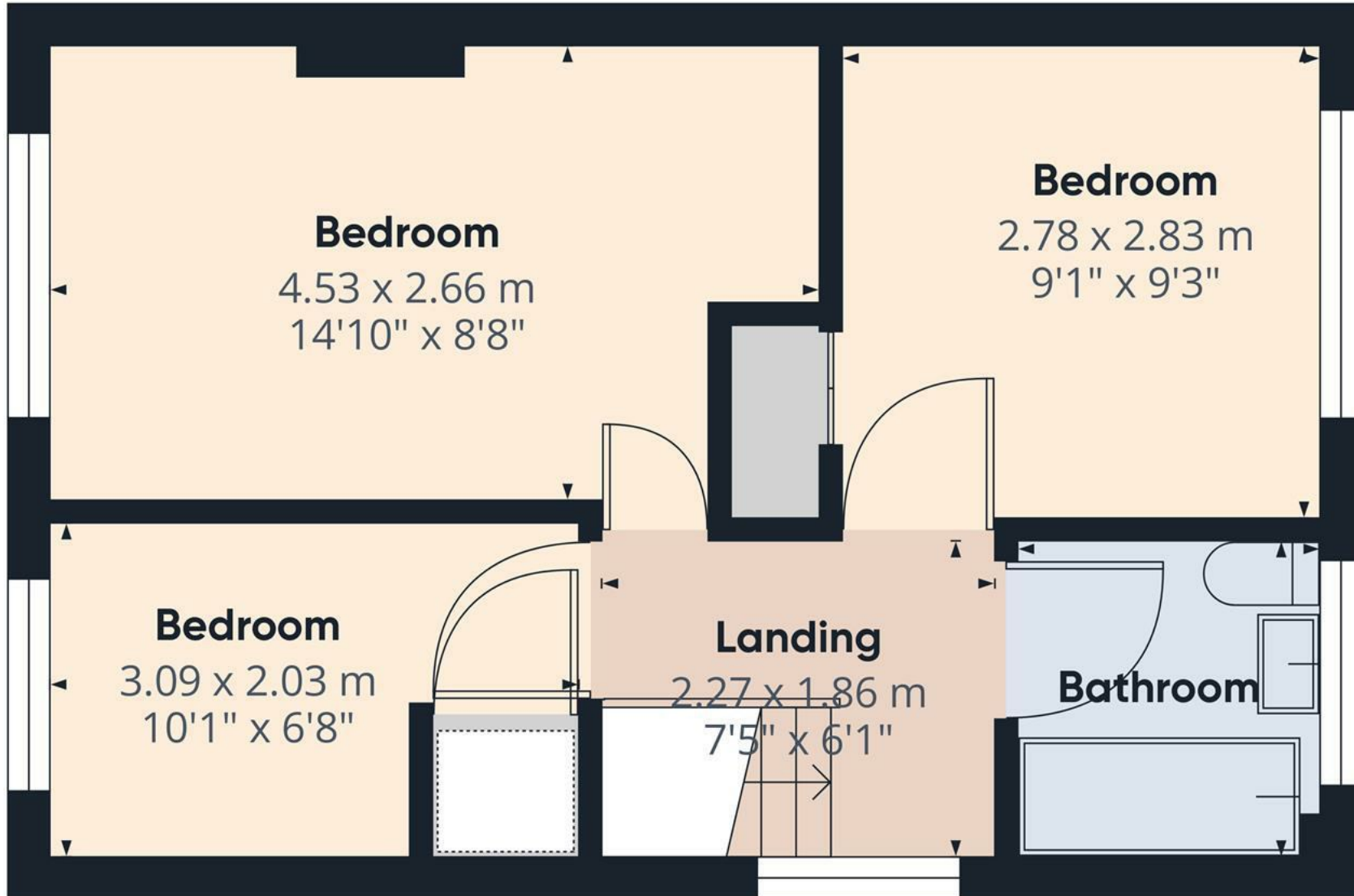
(1) Excluding balconies and terraces

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Floor 0



Approximate total area[®]

31.65 m²

340.68 ft²

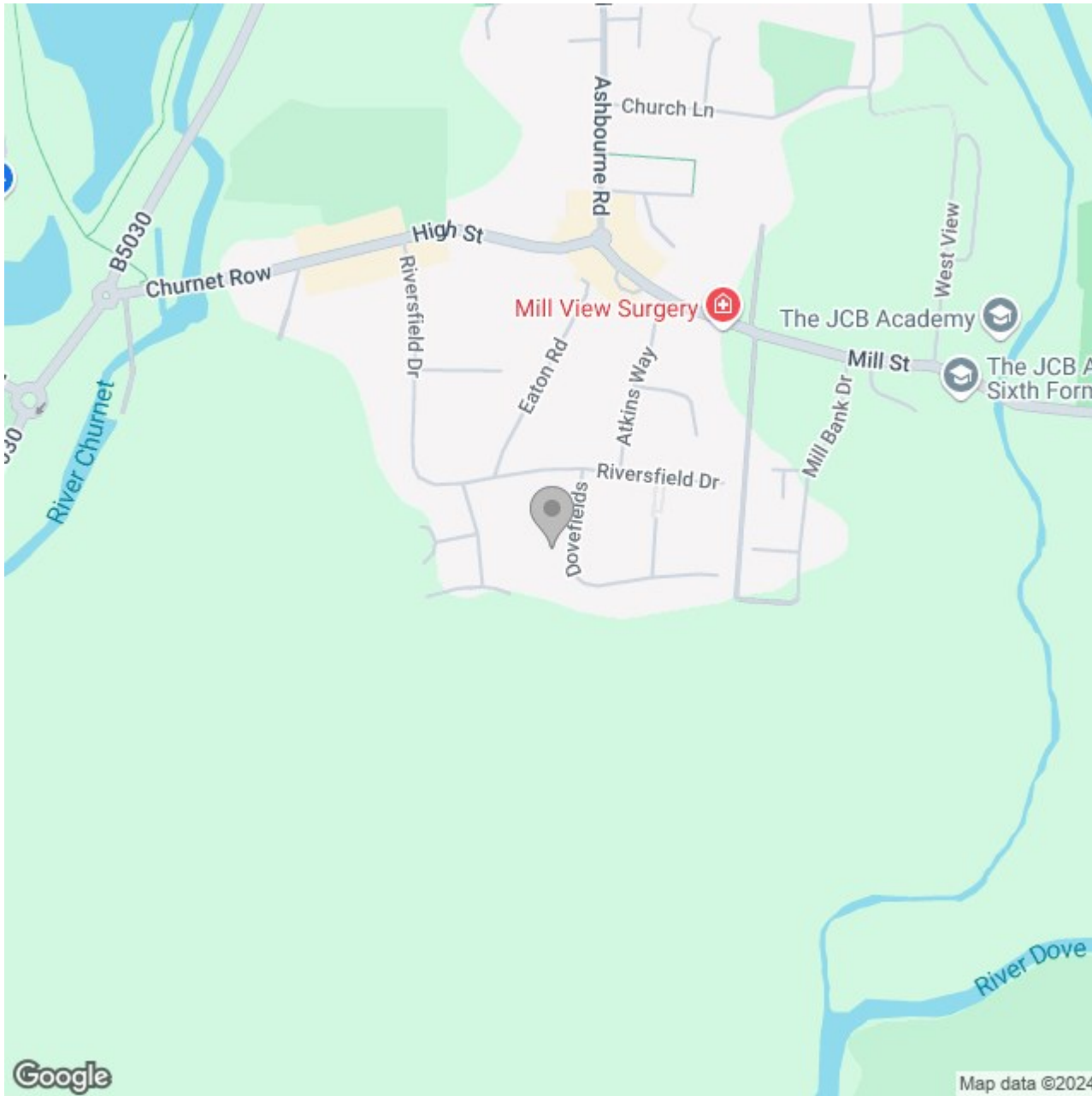
(1) Excluding balconies and terraces

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Floor 1



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	