





**** TWO BEDROOM SEMI-DETACHED ** CUL-DE SAC LOCATION ****

Abode Estate Agents are pleased to offer this well-presented two-bedroom semi-detached home, nestled in a quiet cul-de-sac in the village of Rocester.

The property features a spacious lounge/diner, modern kitchen, two comfortable bedrooms, and a family bathroom, with the added benefit of a single garage and a tarmac driveway providing ample off-road parking. Eco-conscious buyers will appreciate the solar panels, offering high energy returns.

Conveniently located with easy access to the A50 and major road links, this property is perfect for first-time buyers, small families, or those looking to downsize. Viewings are by appointment only—contact ABODE to arrange yours today!



Porch

With a composite double glazed front entry door leading into, panelled flooring throughout, internal timber glass door leading to:

Lounge

With staircase rising to the first floor landing, two electric radiators with the focal point of the room being the cast iron multi fuel log burning fireplace with tiled hearth and timber mantle, useful stairs storage cupboard, TV aerial point, UPVC double glazed window to the front elevation and internal door leading to:

Kitchen

With a set of UPVC double glazed French doors leading to the rear patio, the kitchen features a range of matching base and eye level storage cupboard and drawers with granite effect roll top preparation work surfaces and complementary tiling surrounding. Integrated appliances include a four ring electric hob with stainless steel extractor hood, oven/grill, dishwasher, one and a half stainless steel sink and drainer with mixer tap and further plumbing and freestanding space for further white goods.

Landing

With access into loft space via loft hatch, internal doors lead to:

Bedroom One

With a UPVC double glazed window to the rear elevation and electric radiator.



Bedroom Two

With a UPVC double glazed window to the front elevation, useful over stairs storage cupboard housing the hot water immersion tank with eye level shelving and electric radiator.







Bathroom

With a UPVC double glazed frosted glass window to the side elevation, featuring a three-piece bathroom suite comprising of low-level WC, pedestal wash hand basin with mixer tap, P shaped bath unit with curved glass screen and electric shower over, complementary tiling to wall coverings, chrome radiator and extractor fan.

Outside

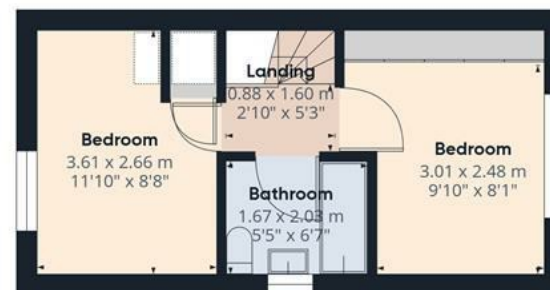
To the rear of the property is a paved patio entertaining area. The garden is part paved, lawned and gravelled to rear. There is a walled rear boundary and timber fence panels and concrete posts to the side and wrought iron gated entry leading to the off road parking area.







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

64.43 m²

693.51 ft²

(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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Entry
1.07 x 0.91 m
3'6" x 2'11"

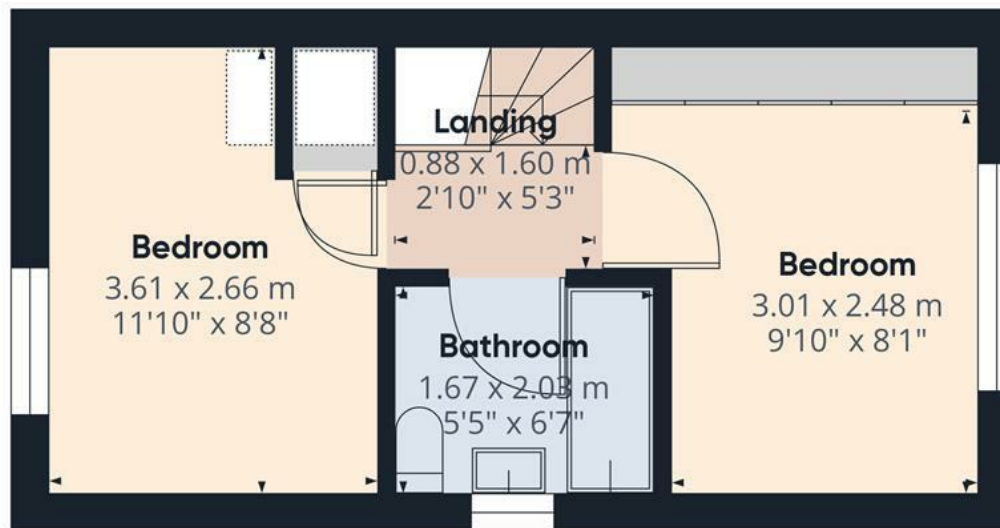


Living Room
3.65 x 5.26 m
11'11" x 17'3"

Kitchen
3.61 x 2.07 m
11'10" x 6'9"

Floor 0 Building 1

Approximate total area⁽¹⁾
50.58 m²
544.43 ft²



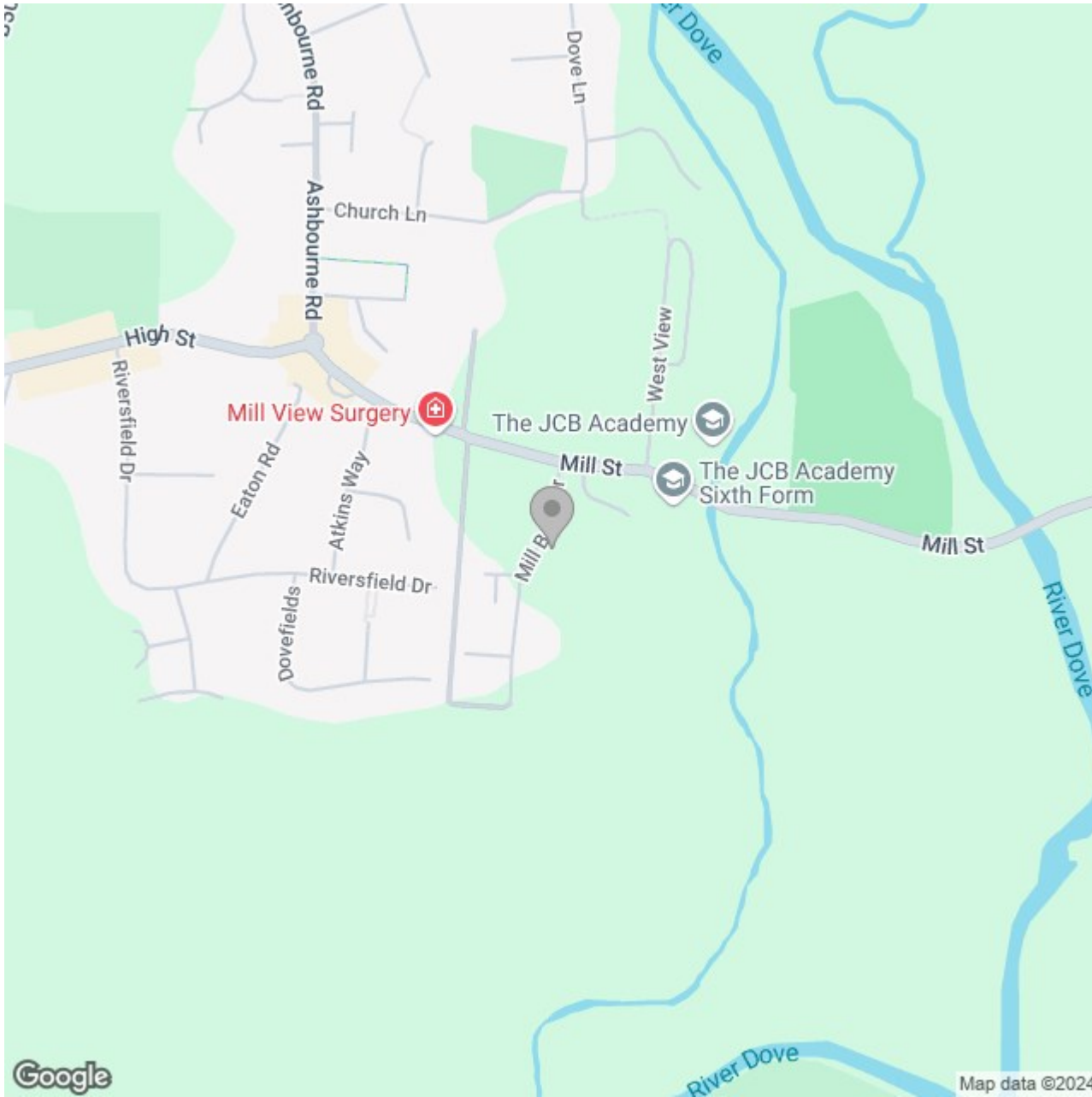
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	63	
(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	