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Dove Lane, Rocester, ST14 5LA

Offers Over £240,000



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Whether you are looking for your first home, moving up the property ladder or downsizing, this well-presented and move-in ready three-bedroom home offers spacious accommodation in a highly desirable village location. Positioned within walking distance of Rocester's excellent range of amenities, including convenience shops, public houses, schools such as the JCB Academy, a doctor's surgery, florist and church, the property also enjoys easy access to beautiful countryside walks and the picturesque lakes surrounding the JCB World Headquarters. Uttoxeter, Ashbourne and the A50 are all within easy reach, providing excellent commuter links to the wider region.

The accommodation comprises a welcoming entrance hall, a fitted kitchen with a range of wall and base units and space for freestanding appliances, and an integral garage providing secure parking, useful storage and utility space. To the first floor are three well-proportioned bedrooms, a family bathroom fitted with a bath and electric shower over, and a separate WC. Additional benefits include gas central heating, ample built-in storage, loft access via a pull-down ladder and a practical layout ideally suited to modern family living. Internal inspection is highly recommended to fully appreciate the property's generous room proportions, excellent condition and sought-after location.

Viewing by appointment only.

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Hallway
Accessed via a UPVC front entrance door, the welcoming hallway features panelled flooring, a central heating radiator, and provides access to the principal ground floor accommodation.

Kitchen
Fitted with a range of matching wall and base units with complementary work surfaces, the kitchen benefits from a UPVC double glazed window to the front elevation. Integrated features include a one-and-a-half bowl stainless steel sink with drainer and mixer tap, alongside space for a freestanding cooker and additional white goods. A central heating radiator and wall-mounted thermostat complete the space.

Garage
The integral garage is accessed via an up-and-over door to the front elevation and offers excellent storage and practical utility space. Housing the Worcester Bosch gas-fired central heating boiler, electrical consumer unit and gas meter, the garage also provides space for under-counter appliances and further storage, in addition to secure vehicle parking.

Landing
The first-floor landing enjoys natural light from a UPVC double glazed frosted window to the side elevation. There is a useful built-in airing cupboard with hot water cylinder and shelving, loft access via a hatch with pull-down ladder, a smoke alarm, also benefitting from an over stairs storage cupboard comprising of hanging rails and shelving and doors leading to all first-floor rooms.



Bedroom One
A well-proportioned double bedroom featuring a UPVC double glazed window overlooking the rear garden, central heating radiator, and ceiling spotlights.

Bedroom Two
A comfortable bedroom with a UPVC double glazed window to the front elevation and central heating radiator.

Bedroom Three
A versatile third bedroom with a UPVC double glazed window to the rear elevation and central heating radiator.




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Family Bathroom

Appointed with a pedestal wash hand basin and panelled bath with electric shower over. Complementary wall tiling, a central heating radiator, and a UPVC double glazed frosted window to the front elevation complete the room.

W.C.

Fitted with a low-level WC and grab rail, with a UPVC double glazed frosted window to the side elevation providing natural light and ventilation.

Outside

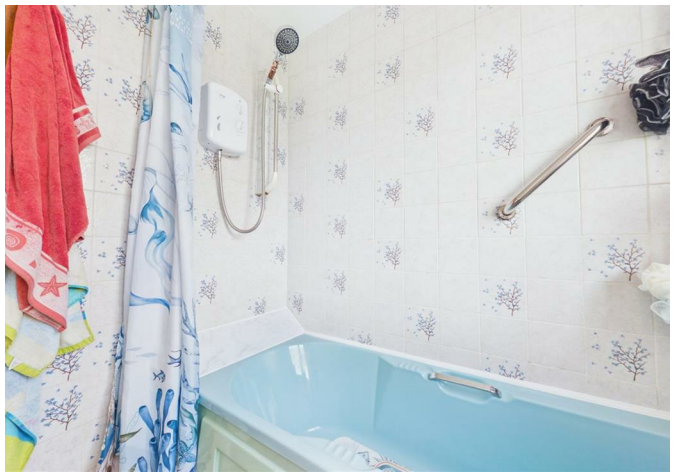
To the front of the property, a spacious concrete driveway provides ample off-road parking and leads directly to the single integral garage with an up-and-over door. The front approach features a low-level brick boundary wall with planted borders and established evergreen hedging, adding a degree of privacy from the road.

The rear of the property opens up to a two tier garden space. Immediately outside the home is a generous, low-maintenance concrete patio area that provides an ideal spot for outdoor seating and dining, complete with a retaining wall and raised planted beds. Concrete steps lead up from the patio to a well-proportioned, private lawned garden. The main garden area is enclosed by timber panel fencing and dense, mature hedgerows, featuring a selection of established trees, ferns, and shrubs that create an attractive, secluded outdoor retreat.











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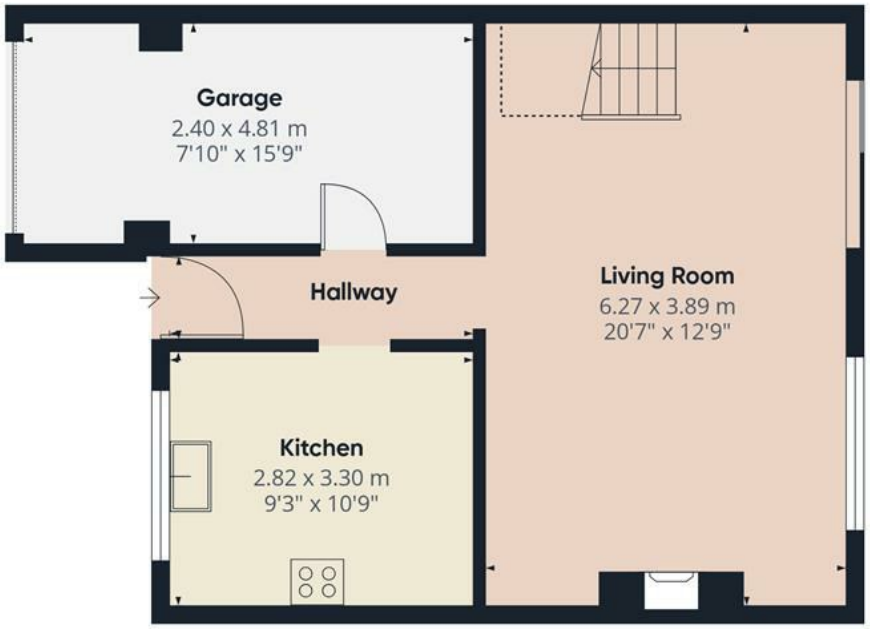
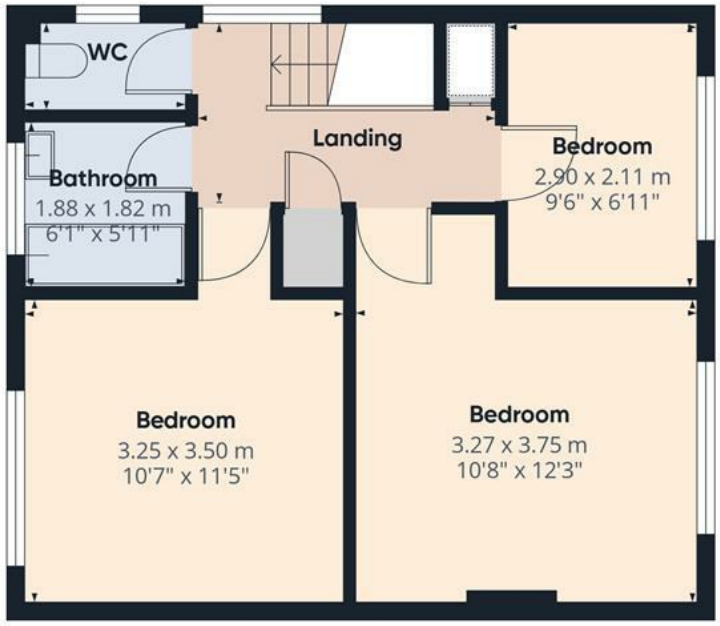


Floor 0



Floor 1



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Approximate total area(1)

90.4 m²

971 ft²

Reduced headroom

1.5 m²

16 ft²

(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.

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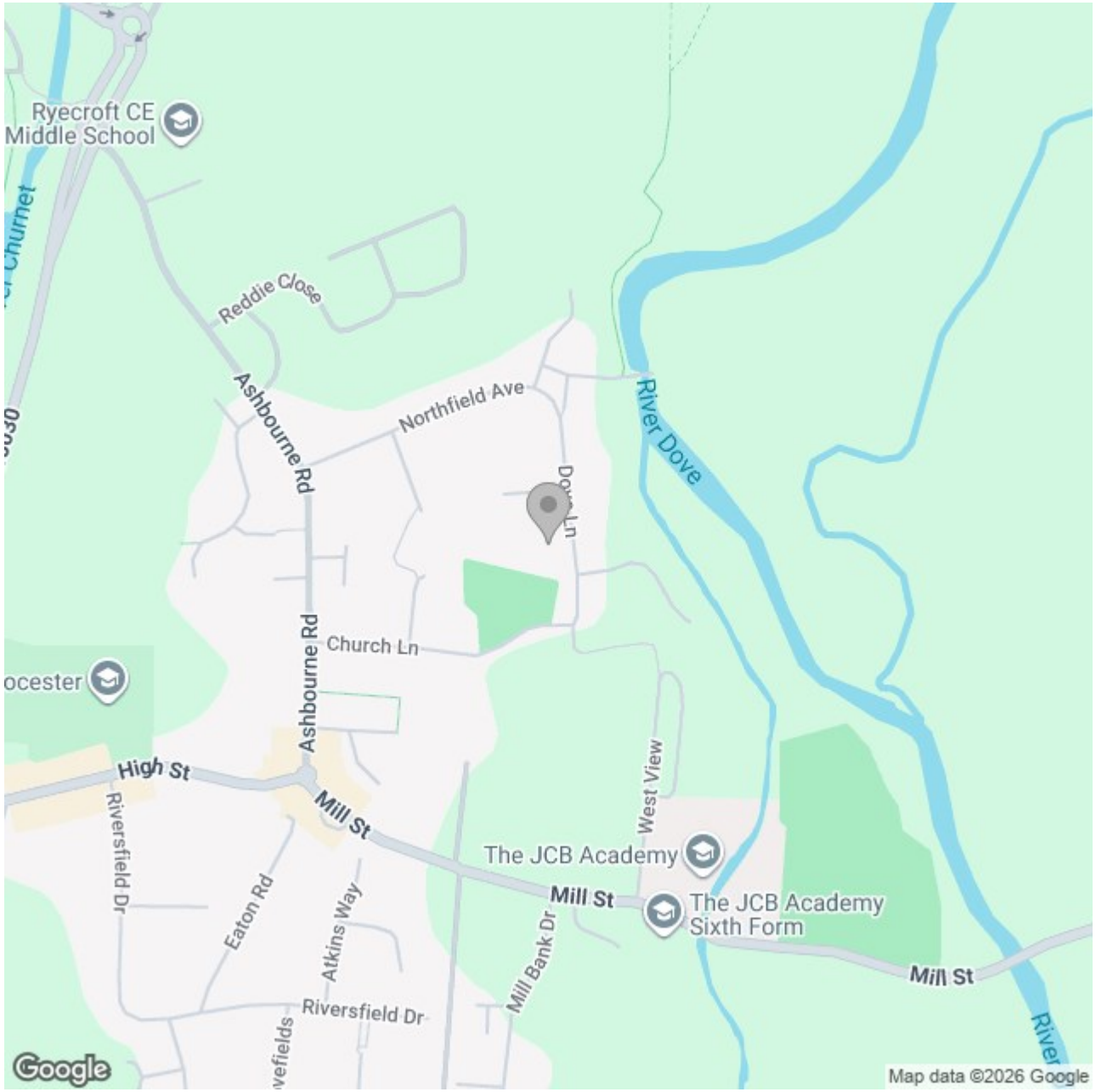

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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