





Situated in a quiet and desirable part of Rocester, this well-maintained three bedroom semi-detached home offers spacious living and excellent connectivity. With easy access to JCB headquarters, Alton Towers, the A50, and the nearby market towns of Ashbourne and Uttoxeter, the location is perfect for both families and professionals alike.

The property benefits from double glazing and central heating throughout and briefly comprises a welcoming hallway, a bright and spacious lounge diner with French doors opening into a stunning conservatory, a modern fully fitted kitchen with integrated appliances, and a convenient downstairs cloaks/WC. The conservatory provides a year-round living space with picturesque views of the enclosed and landscaped rear garden, featuring patio areas ideal for entertaining or relaxing.

Upstairs, the home offers three well-proportioned bedrooms and a contemporary family bathroom.

The master bedroom is generously sized and overlooks the rear garden, while the additional rooms provide flexibility for family living, guests, or home working.

Externally, the property benefits from a side driveway offering ample off-road parking, and beautifully maintained gardens to the rear. With thoughtful design, modern comforts, and a peaceful setting, this is a fantastic opportunity for those seeking a well-rounded family home.

Viewings are strictly by appointment—contact ABODE today to arrange yours.



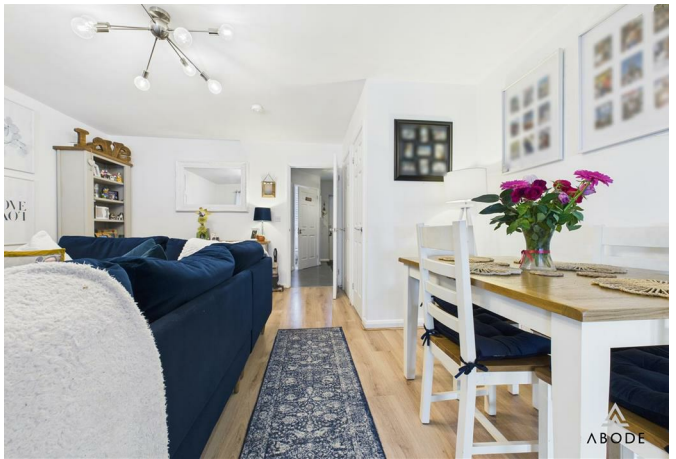
Hallway

A welcoming and well-designed hallway sets a warm tone for this delightful home, accessed via a secure composite front entry door. The space is equipped with a central heating radiator for comfort, a consumer unit, and a staircase rising to the first-floor landing. Practical features include a doorbell chime and thermostat, ensuring modern convenience. Internal doors lead to the ground-floor rooms, providing a functional and stylish introduction to the property.

Lounge

With a UPVC double glazed window to the rear elevation, offering a bright and airy ambiance. Equipped with two central heating radiators for year-round comfort and a TV aerial point for modern entertainment needs. Two useful under-stairs storage cupboards provide ample space for household essentials, enhancing functionality. The focal point of the room is a set of elegant UPVC double-glazed French doors leading to the conservatory, seamlessly connecting indoor and outdoor living spaces and adding a touch of sophistication to this versatile lounge, perfect for relaxation or entertaining.







Kitchen

This modern and well-equipped kitchen is a true highlight, featuring a UPVC double glazed window to the front elevation that floods the space with natural light, creating a bright and inviting atmosphere. The kitchen is fitted with a range of matching base and eye-level storage cupboards and drawers, complemented by wood block effect preparation work surfaces and complementary tiling to the surrounding areas for a sleek, contemporary finish. A suite of integrated appliances includes a ceramic sink and drainer with mixer tap, a four-ring stainless steel gas hob with a built-in oven/grill, and an integrated dishwasher. Ample plumbing and space for freestanding and under-counter white goods ensure flexibility for additional appliances. The kitchen also houses a Worcester Bosch central heating gas boiler, while tiled flooring throughout adds durability and style. Practical features such as a smoke alarm and extractor fan complete this functional yet stylish space.

Cloaks/W.C.

A conveniently located cloaks WC enhances the practicality of the ground floor, featuring a UPVC double glazed frosted glass window to the front elevation for privacy and natural light. The suite includes a low-level WC and a modern corner floating wash hand basin, complemented by a central heating radiator for added comfort. This tastefully designed space is perfect for guests and daily use.



Conservatory

This stunning conservatory is a true gem, offering a versatile and light-filled space with UPVC double glazed windows to the rear and side elevations, providing picturesque views of the surrounding garden. A UPVC double glazed sliding door leads seamlessly to the rear patio, creating an effortless flow between indoor and outdoor living. The conservatory is crowned with a self-cleaning glass lantern double glazed roof, featuring LED spotlight downlighting that enhances the ambiance for both day and evening use. A central heating radiator ensures year-round comfort, while electric retractable blinds offer privacy and shade at the touch of a button. This beautifully designed space is perfect for relaxation, entertaining, or enjoying the garden in all seasons.



Landing

The landing provides a welcoming introduction to the first floor, featuring access to the loft space via a hatch and a smoke alarm. A useful over-stairs storage cupboard with shelving offers valuable storage, while internal doors lead seamlessly to the bedrooms and bathroom.

Bedroom One

This generously proportioned master bedroom boasts a UPVC double glazed window to the rear elevation. Equipped with a central heating radiator and a telephone point, this room provides a tranquil retreat perfect for relaxation.

Bedroom Two

A well-appointed double bedroom featuring a UPVC double glazed window to the front elevation. A central heating radiator ensures a cozy environment, making this versatile space ideal for family, guests, or a home office.



Bedroom Three

A charming bedroom with a UPVC double glazed window to the front elevation, bathing the room in light. Complete with a central heating radiator and a telephone point, this room is perfect as a double bedroom, nursery, or study, catering to a variety of lifestyle needs.

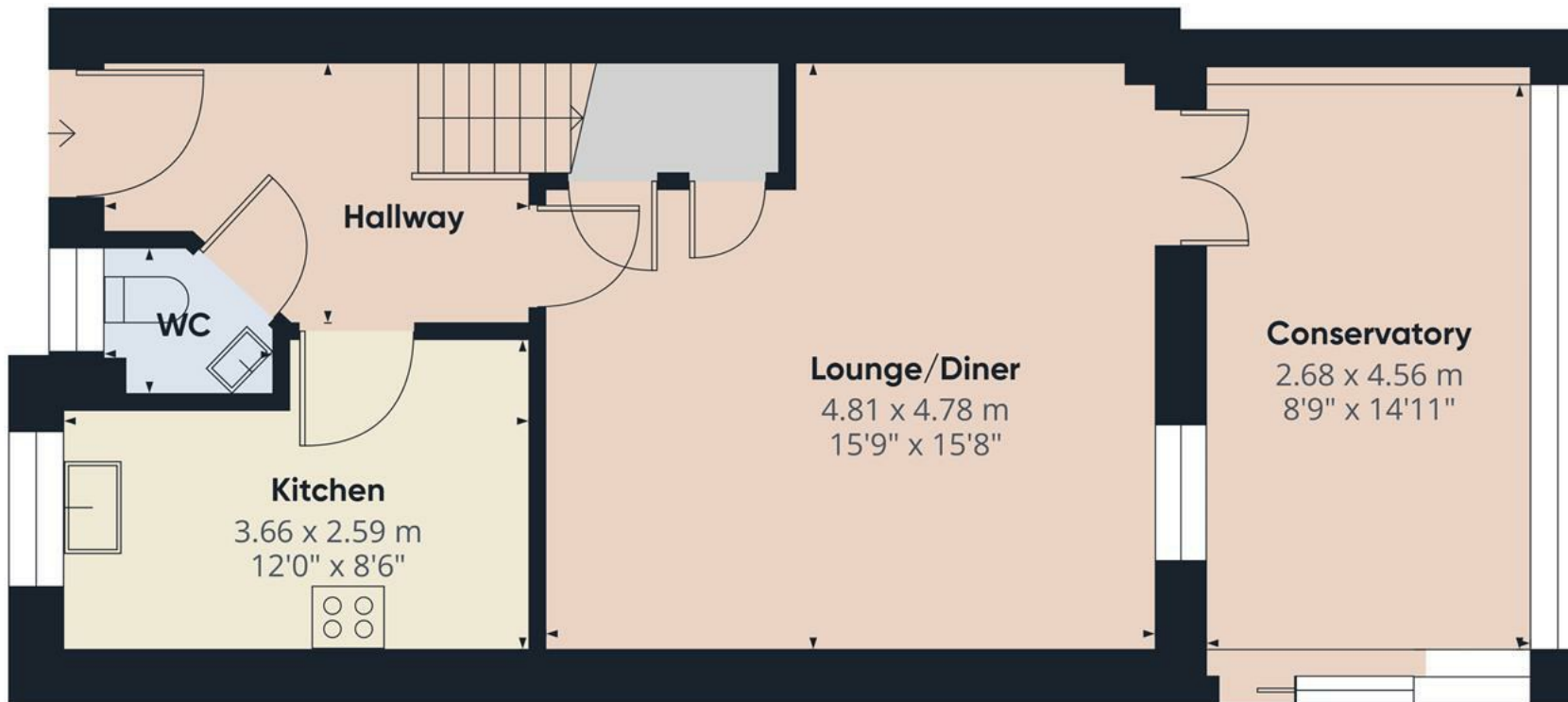
Bathroom

A stylish and contemporary family bathroom benefits from a UPVC double glazed frosted glass window to the rear elevation. The three-piece suite comprises a low-level WC, a pedestal wash hand basin, and a bath unit with an electric shower over. Enhanced by complementary tiling to the wall coverings, a heated towel radiator, and an extractor fan.









Approximate total area⁽¹⁾

51.6 m²

556 ft²

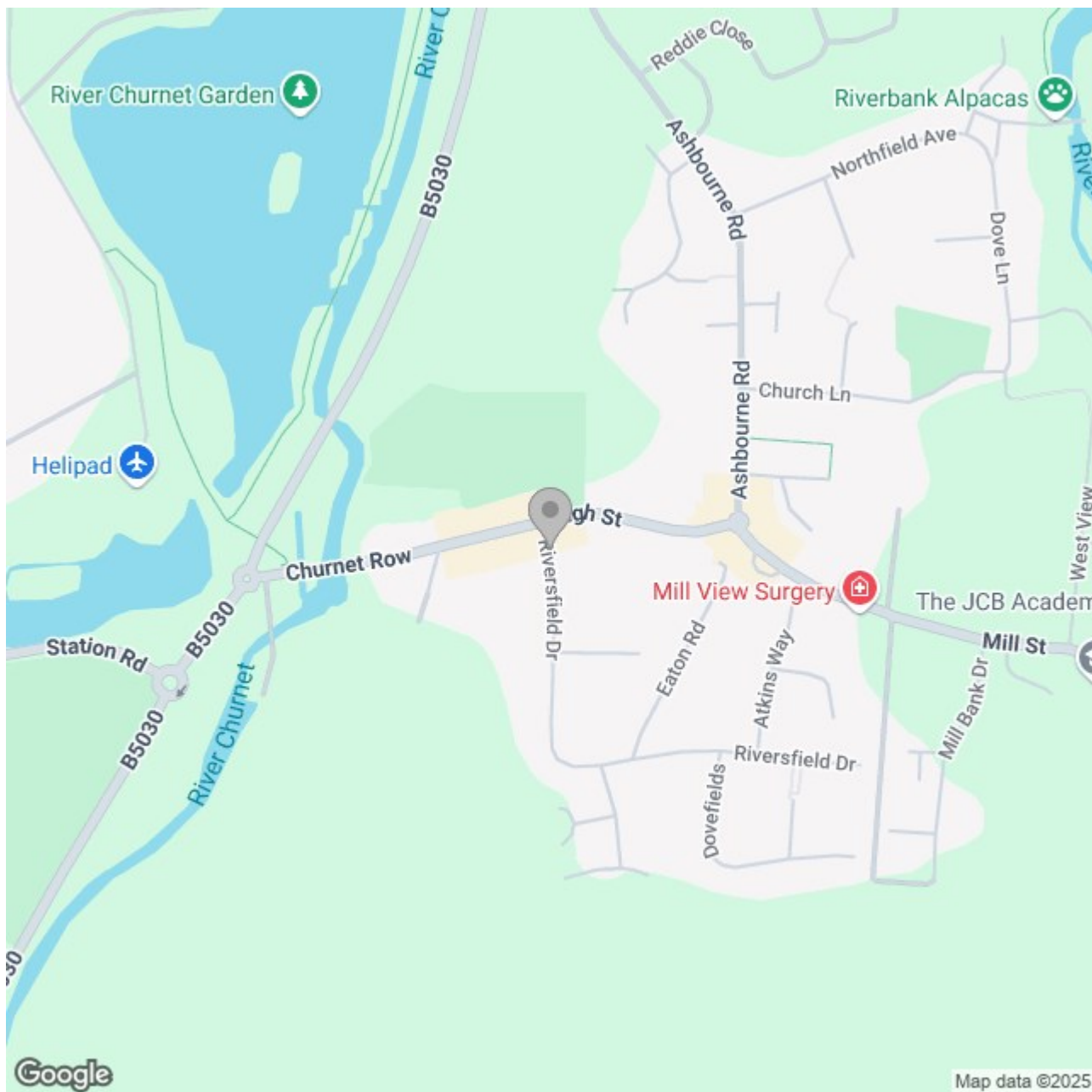
(1) Excluding balconies and terraces.

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Floor 0



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	89
(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 	