







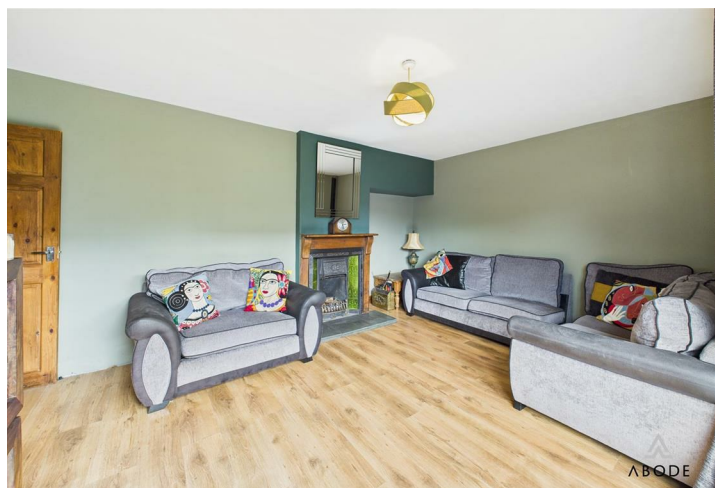
Abode are pleased to offer for sale this well presented three bedroom family home, boasting generous living space and gardens to both the front and rear.

Situated in the desirable village of Rocester, the property enjoys a convenient location close to a range of local shops, schools, and amenities. Excellent transport links are within easy reach, with the A50 just a short drive away, providing quick access to nearby towns including Uttoxeter, Ashbourne, and Cheadle.

The accommodation briefly comprises: a welcoming entrance hallway, a spacious living room, and kitchen to the ground floor. Upstairs, you'll find three good sized bedrooms and a family bathroom.

Externally, the home benefits from well maintained gardens to the front and rear- ideal for families, relaxing, or entertaining.

Perfect for first time buyers, downsizers, or growing families alike, early viewing is highly recommended to fully appreciate all this versatile home has to offer.





### Entrance Hallway

Composite doors leading to the front and back, central heating radiator, tiled flooring, stairs leading to the first floor, storage.

### Living Room

UPVC double glazed sliding patio doors leading out into the garden, central heating radiator and feature fireplace.

### Kitchen

Base and eye level units with complimentary worktops, one and a half bowl stainless steel sink with draining board, space and plumbing for a fridge freezer, washing machine, cooker and tumble dryer. Tiled flooring, UPVC double glazed window to the rear elevation, pantry area, space for a dining table and chairs.

### Landing

Central heating radiator, loft access.

### Master Bedroom

UPVC double glazed window to the front elevation, central heating radiator.

### Bedroom

UPVC double glazed window to the rear elevation, central heating radiator.

### Bedroom

UPVC double glazed window to the front elevation, central heating radiator.

### Bathroom

WC, wash hand basin, bath and separate double shower. Towel radiator, UPVC double glazed windows to the rear elevation, partially tiled walls.

### Outside



To the front the garden is mainly laid to lawn, with a path leading to the patio area. To the rear the garden is laid to patio with mature borders, providing the ideal entertaining space.



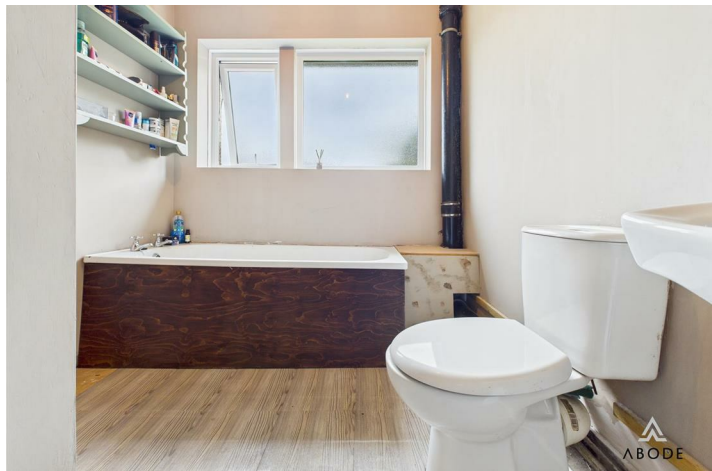












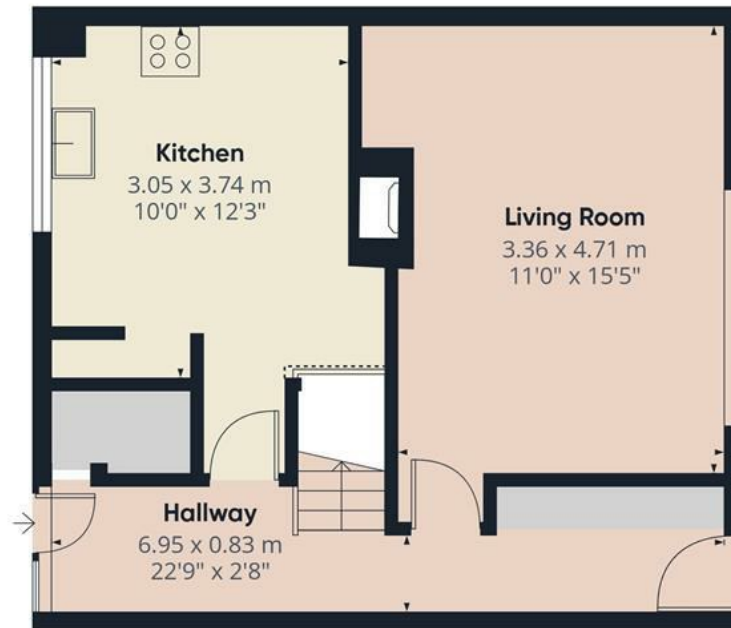




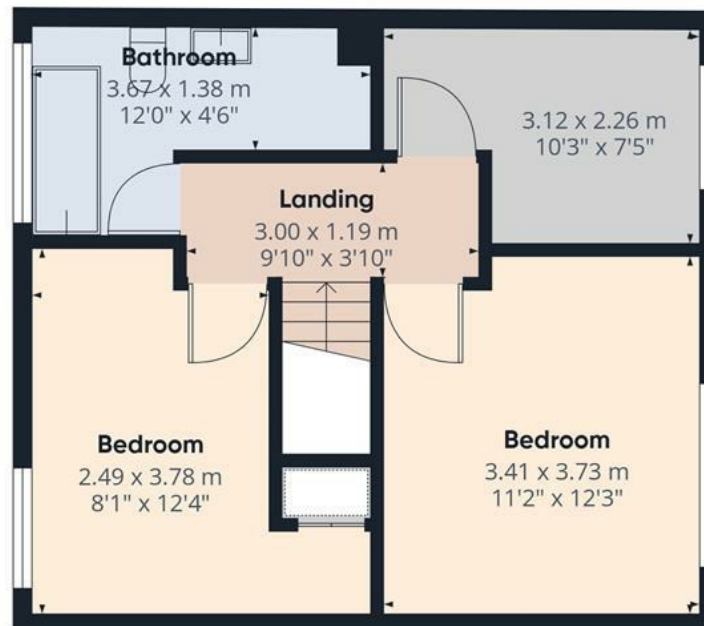








Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

79.3 m<sup>2</sup>

855 ft<sup>2</sup>

Reduced headroom

0.2 m<sup>2</sup>

2 ft<sup>2</sup>

(1) Excluding balconies and terraces

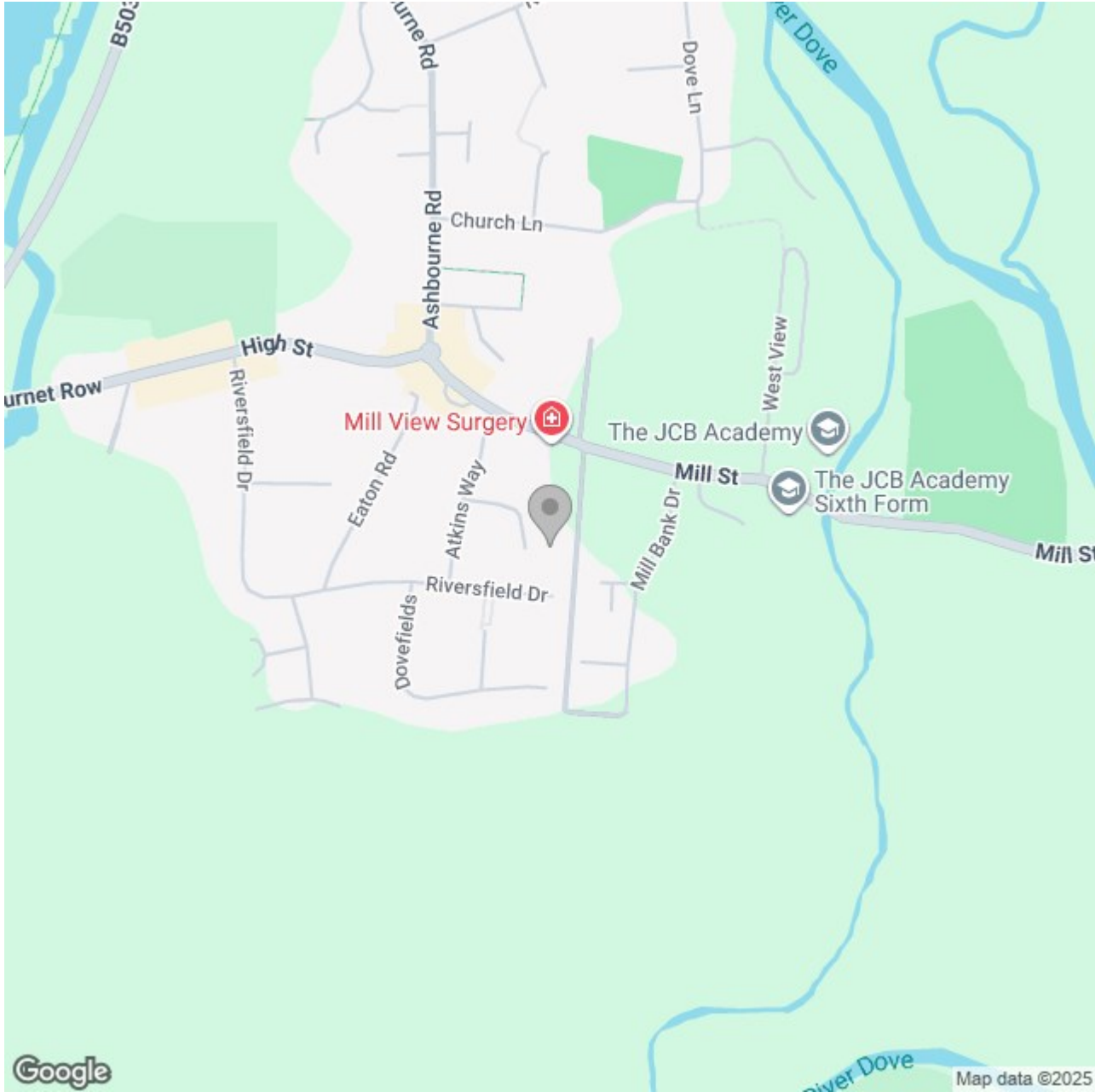
Reduced headroom

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.

GIRAFFE360





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