

Coronation Crescent, Rocester, Staffordshire, ST14 5LD  
Asking Price £215,000





Ideally located in the heart of the village, the property is within walking distance of a wide range of amenities including shops, public houses, doctors' surgery, village hall, playing fields, and well-regarded schools such as the JCB Academy. The surrounding countryside and nearby lakes offer excellent walking routes, while Uttoxeter, Ashbourne and the A50 provide convenient commuter links.

The property is entered via a useful entrance porch leading into a well-appointed, double-aspect kitchen fitted with an extensive range of wall and base units, integrated appliances, under-stairs storage and a rear access door to the garden. The spacious through lounge extends from front to rear, featuring a picture window, French doors opening onto the garden, and a characterful log-burning stove, with ample space for both living and dining.

To the first floor are three well-proportioned bedrooms and a modern refitted family bathroom with a contemporary suite including bath and separate shower.

Externally, the property benefits from a generous front parking area and an attractively landscaped rear garden with paved patio areas, lawn and children's play space (available by separate negotiation). A range of recently updated outbuildings provide excellent versatility, including a home office, external WC, log store and further storage.

Viewing by appointment only.

## Entrance Hallway

Entered via a uPVC double-glazed front door into a welcoming hallway with tiled flooring throughout, ceiling spotlights and coat hooks. An internal frosted PVC door provides access to the ground floor accommodation.

## Kitchen

A well-appointed kitchen benefitting from two uPVC double-glazed windows to the front and rear elevations and central heating radiators. The kitchen comprises a range of matching base and wall units with drawers, complemented by drop-edge work surfaces and tiled splashbacks. Integrated appliances include an electric hob with oven and grill, integrated washing machine, dishwasher, and a 1½ composite sink with mixer tap. Additional features include under-stairs storage, extractor unit, tiled flooring, and space for further freestanding white goods.

## Lounge

Featuring a uPVC double-glazed window to the front elevation, telephone point, and two central-heating radiators. The room is centred around a striking cast-iron log-burning fireplace with timber mantel and tiled hearth. A set of uPVC double-glazed doors provides access to the rear garden and stone patio.

## Ground Floor Landing

With doorway leading to the staircase rising to the first floor. Features include a uPVC double-glazed frosted window to the front elevation and a useful utilities cupboard housing the electrical consumer unit.



## First Floor Landing

Providing access to the loft via hatch, with central heating radiator, smoke alarm and doors leading to all first-floor accommodation.

## Bedroom One

A generous double bedroom with a uPVC double-glazed window to the rear elevation, central heating radiator, TV aerial point, and a range of built-in wardrobes offering hanging rails and shelving.







## Bedroom Two

With a uPVC double-glazed window to the front elevation, central heating radiator and TV aerial point.

## Bedroom Three

Featuring a uPVC double-glazed window to the front elevation, central heating radiator, and a useful over-stairs storage cupboard with hanging rails and shelving.

## Bathroom

A refitted family bathroom with two uPVC double-glazed frosted windows to the rear elevation, complete with built-in roller blinds. The four-piece suite comprises a low-level WC, wash hand basin with mixer tap, large bath with mixer tap, and a spacious shower cubicle with PVC wall panelling and waterfall shower head. Finished with complementary wall and floor tiling, heated towel radiator, and ceiling spotlights.

## Outbuildings & Utility Area

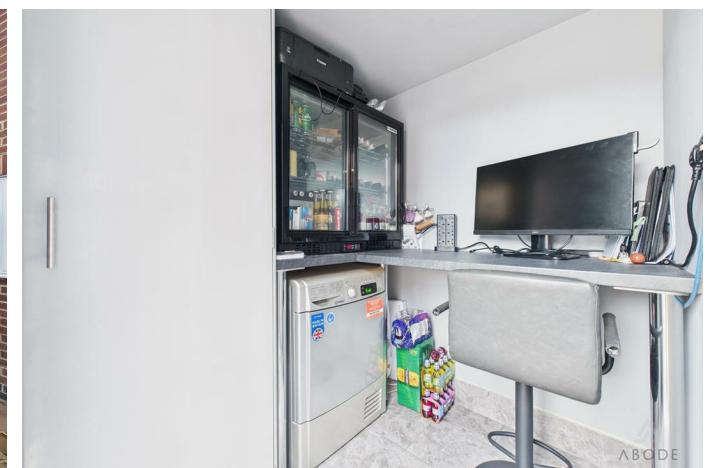
To the rear are two uPVC doors leading to useful outbuildings. One serves as an ideal log store or versatile storage area, while the second contains an external WC with frosted window, extractor fan, low-level WC with continental flush, and tiled floor and walls.

Behind the property is a further utility area offering tiled flooring, worktop space, a utilities cupboard, and space for additional freestanding white goods.

## Outside

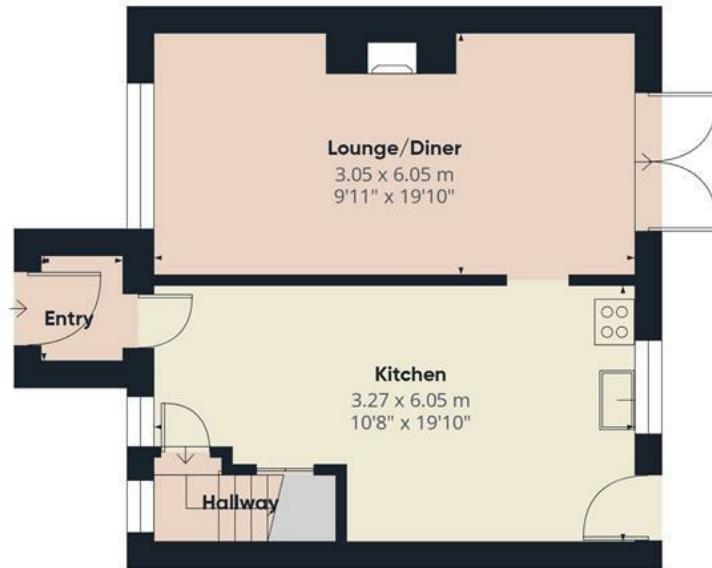
The rear garden features an extended Indian stone paved patio, ideal for outdoor entertaining, leading to a lawned garden. The boundaries are defined by timber fence panels with concrete posts. Additional storage is provided by two outdoor units, one lockable, along with a garden shed and a further storage area positioned behind the utility space, offering ample external storage options











Floor 0 Building 1

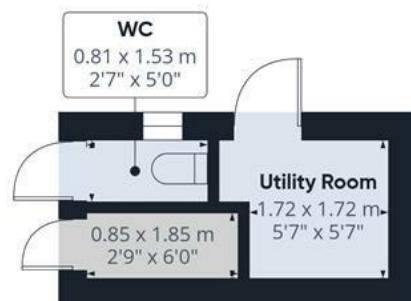


Floor 1 Building 1

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

82.9 m<sup>2</sup>

892 ft<sup>2</sup>

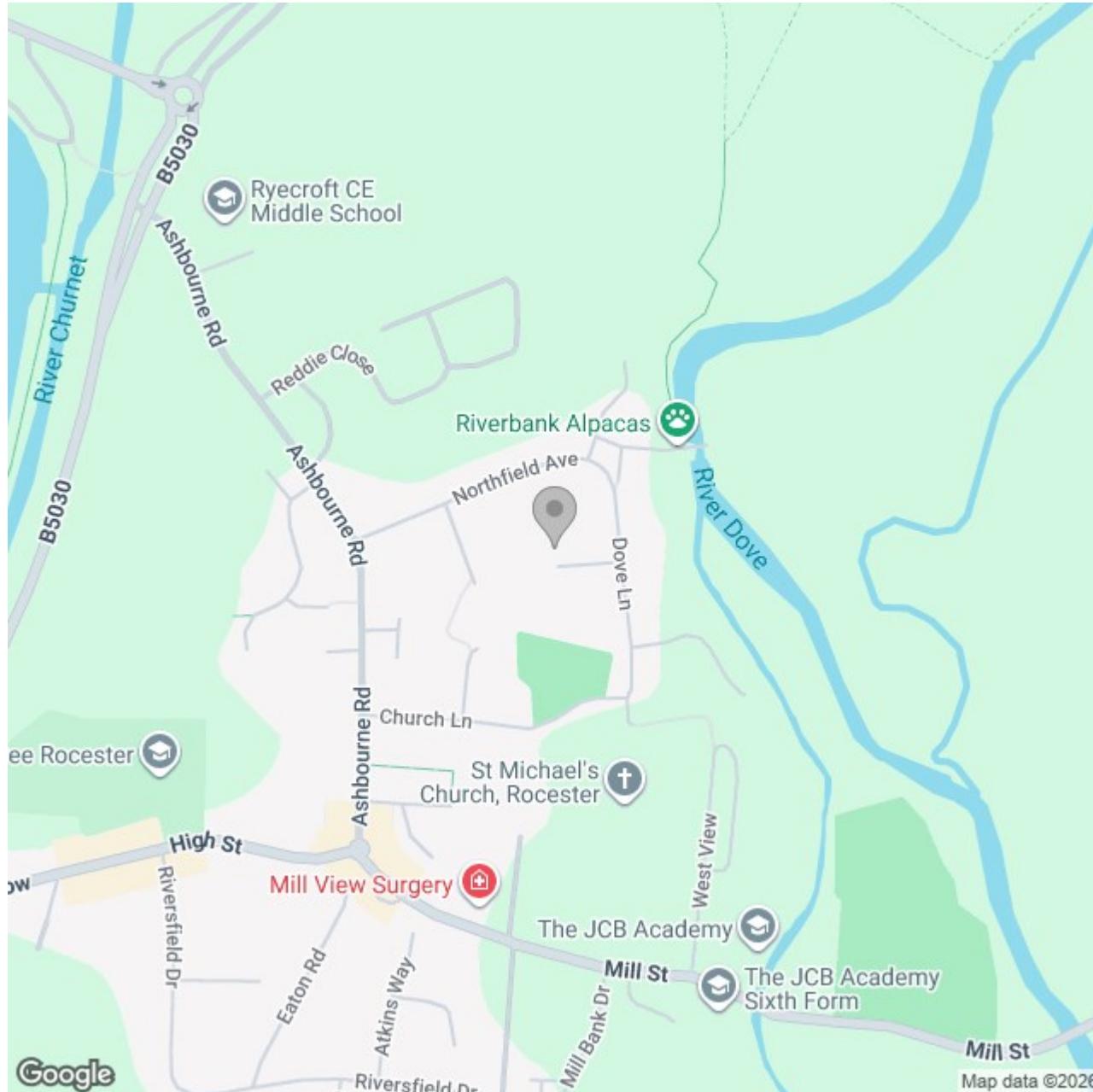


Floor 0 Building 2

(1) Excluding balconies and terraces

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		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC