



Offers In Excess Of £165,000

2 Bedroom End of Terrace House for sale
20A DOVE LANE, ROCESTER, UTTOXETER





Overview

Whether you're taking those first tentative steps onto the housing ladder, downsizing or investing, then this property will appeal to a wide range of buyers.



Key Features

- Superb Start-Up Home or Investment Opportunity
- Driveway for Off-Road Parking
- Council Tax Band 'A'
- Close to Excellent Local Amenities





Whilst it may be modest in size it makes up for it with its presentation and functionality. 20a Dove Lane is light, bright, modern and is a perfect first time buy opportunity.

Entry is at the side of the house beyond a secure lockable gate. The entrance is a good size with access to the guest cloakroom, kitchen, lounge and first floor. To the left, and at the rear of the house is the lounge. Large enough to accommodate a range of furnishings with French doors off to the rear garden and a log burner effect gas fire at the heart of the room. The kitchen overlooks the front of the property and has a good range of both base and wall units with plumbing for a washing machine, space for a standalone fridge freezer, built in electric oven and inset hob. There is also a handy under-stairs cupboard for additional storage.

Upstairs on the first floor are the two bedrooms and family bathroom. The main bedroom overlooks the rear and is a large double room with the added benefit of built-in wardrobes. Bedroom 2 at the front is slightly narrower and also has built-in wardrobes. The bathroom has shower over bath, wash basin and toilet. The first floor landing gives access to the loft space via a folding built-in ladder. The loft is well insulated and partially boarded. The roof has been constructed using Attic Trusses which makes this a usable space and possible conversion into a third bedroom.



Situated in the popular village of Rocester within easy walking to amenities such as schools, including JCB Academy, convenience shops, walk-in doctors' surgery, fish and chip shop, garage, church and public houses. The world headquarters of JCB area also a short distance away with walks around its lakes plus the Award Winning Denstone Farm Shop. The towns of Uttoxeter and Ashbourne are both within easy commutable distance as is the A50 dual carriageway linking the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

Entrance Hall

Guest WC

Lounge

13' 9" x 9' 6" (4.20m x 2.90m)

Kitchen

13' 9" x 7' 6" (4.20m x 2.30m)

Bedroom 1

13' 9" x 9' 6" (4.20m x 2.90m)

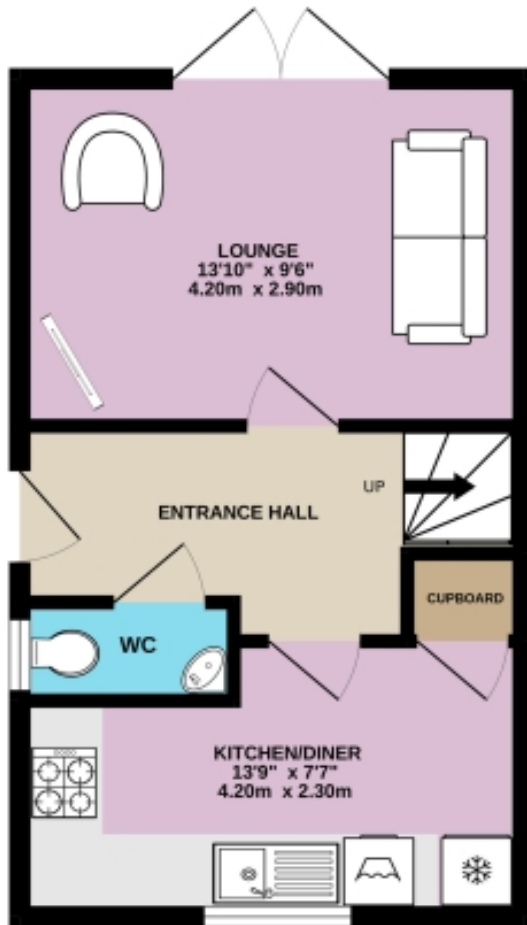
Bedroom 2

13' 9" x 6' 10" (4.20m x 2.10m)

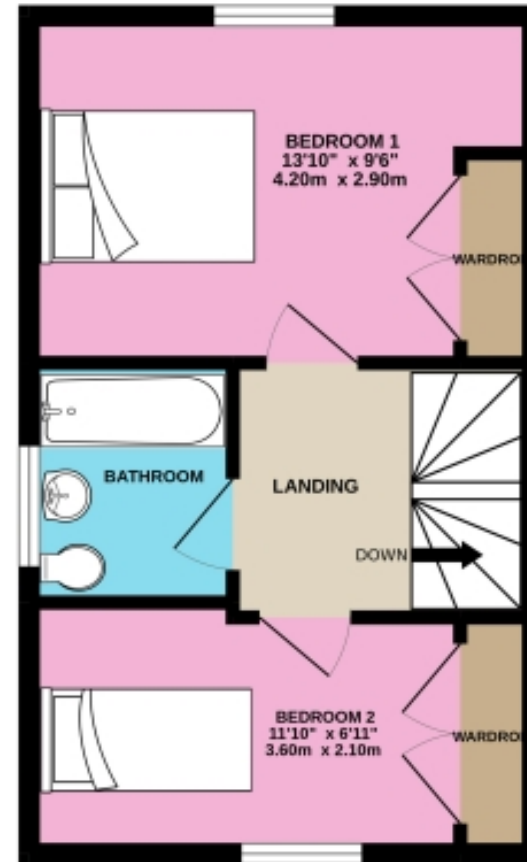
Bathroom

Floorplans

GROUND FLOOR
317 sq.ft. (29.4 sq.m.) approx.



1ST FLOOR
317 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA : 633 sq.ft. (58.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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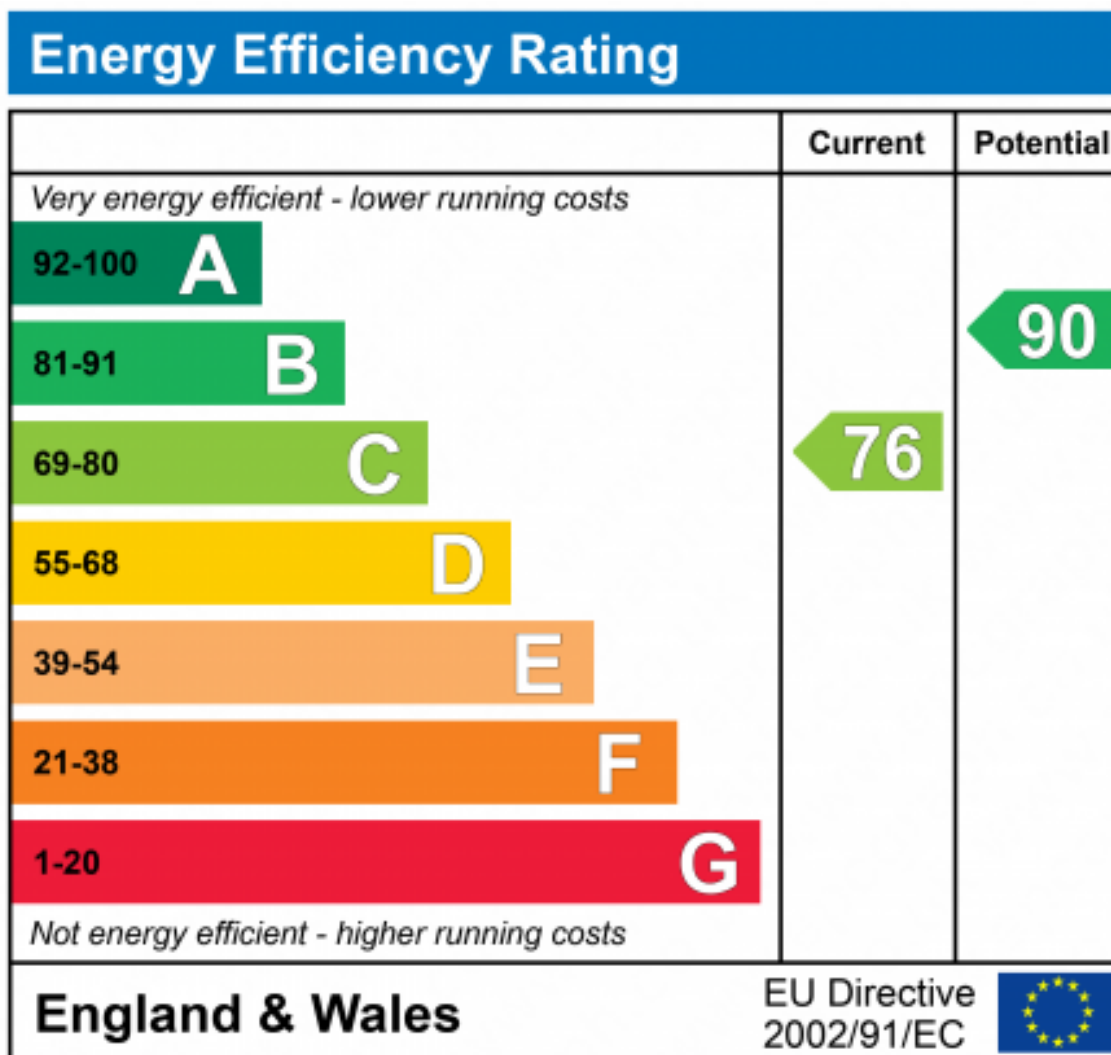
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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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