



Woodland Drive, Rocester, Staffordshire, ST14 5LY

£695 per calendar month Unfurnished Deposit £850

GENERAL DESCRIPTION

A modern, deceptively spacious, mid 3 storey town house situated in the evolving attractive village of Rocester.

This well presented property briefly comprises; open plan dining kitchen on the ground floor being fully fitted with all major appliances included, lounge & master bedroom (with built in wardrobe & en suite) on the first floor, with further 2 bedrooms (1 with fitted wardrobe) and bathroom on second floor. The property has GCH and is double glazed throughout.

Enclosed lawned garden to the rear with driveway parking for 2 vehicles and integral garage.

This high quality property has the benefit of easy maintenance, is well sited for schools and all local amenities and provides an ideal location for commuters having good access to the A50 Derby / Stoke.

ACCOMMODATION

GROUND FLOOR

Entrance into spacious hallway with staircase leading to first floor, smoke detector, BT point, and doors off to;

Downstairs Cloakroom;

Fitted with low level w.c.& wash basin.

Under Stairs storage cupboard

Integral single garage

Kitchen; 10'8" x 9'

An attractive room fitted with a good range of eye and base level units finished in Cherry complimented by a slate grey roll edge work surface. Integral stainless steel sink and drainer, 'Europa' double oven in stainless steel with black/stainless 4 ring gas hob & extraction canopy over. Other appliances (all silver) include freestanding 'Hotpoint' fridge/freezer, 'Hotpoint Ultima' dishwasher & 'Hotpoint Ulitma' washer/dryer. Also fitted with 'non slip' grey linoleum type flooring.



Dining Area; 7'4" x 11'2"

With TV aerial & BT phone points. Sliding patio doors leading to paved area & rear garden. Fitted carpet.

FIRST FLOOR

Lounge; 16'2" x 10'11"

With double windows facing rear aspect, TV aerial & BT phone points. Fitted carpet



Airing Cupboard

Bedroom 1: 11' x 7' 10"

With window to front aspect, TV aerial & BT phone points. Spacious double door integrated wardrobe & fitted carpet.

En suite:

Having white suite comprising pedestal wash hand basin, low level w.c., and corner shower unit

SECOND FLOOR

Bedroom 2: 13' 2" (into recess) 12'8"

Having 2 dorma windows facing front aspect, TV aerial & BT phone points. Spacious double door integrated wardrobe & fitted carpet.



Bedroom 3: 9' 2" x 9'2"

With Velux window facing rear and built in wardrobe

Bathroom:

Comprising white suite – bath (with 'Mira' shower over), pedestal wash hand basin, low level w.c.

OUTSIDE

There is an enclosed rear garden, predominantly laid to lawn with paved area in front of patio doors.

In addition to the integral garage there is driveway parking for 2 vehicles

VIEWING: By appointment through Dove Property Management