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Woodlands Drive, Rocester, Staffordshire, ST14 5LY

£1,100 per calendar month

Unfurnished

Deposit £1,260

GENERAL DESCRIPTION

A spacious, well presented modern build 3 storey town house located in a sought after residential development close to the centre of Rocester.

This versatile property, briefly comprises open plan, fitted Kitchen Diner with appliances, Downstairs Cloaks, spacious Lounge, 3 Double Bedrooms (1 En-suite), and Family Bathroom. The property is offered with fitted carpets, curtains/blinds throughout, and is double glazed with GCH. Integral garage with power and light with attractive Garden to rear and private drive for one vehicle to the front.

Council Tax Band C

EPC Band C

ACCOMMODATION

GROUND FLOOR

ENTRANCE via hard wood, double glazed, obscured entrance door under covered porch into:

ENTRANCE HALL, carpeted with two 3-point ceiling light fitments and smoke alarm to ceiling, single panelled central heating radiator and low door concealing understairs storage cupboard. Internal door to Garage, telephone point, stairs to first floor and internal doors into:

DOWNSTAIRS CLOAKS, carpeted with ceiling light fitment and extractor fan to ceiling, appointed with a white two-piece suite comprising low flush W.C., and pedestal wash hand basin. Room half tiled with single panelled central heating radiator.

KITCHEN DINER (16'2" x 10'7") with well defined Kitchen & Dining areas. Diner with 3-point ceiling light fitment, double panelled central, double glazed sliding patio doors to rear garden, television point and carpet to floor. Kitchen with slate tile effect cushioned flooring, having 3-point ceiling spotlight rail to ceiling, double glazed window to rear aspect and white tiled splash backs throughout. Fitted with a range of dark wood effect base and eye level storage units with granite effect laminate work surface, and inset stainless steel sink with drainer, vegetable bowl and mixer tap over. Built-in 'Creda' double electric oven, inset 4-ring gas hob and extractor hood above. Under-counter 'Hotpoint' dishwasher and washing machine units and tall free-standing 'Hotpoint' fridge freezer unit. Unit concealing gas fired boiler.



FIRST FLOOR

LANDING at top of carpeted stairs with open balustrade with 3-point ceiling light fitment and smoke alarm to ceiling, two single panelled central heating radiators, stairs to second floor, door concealing airing cupboard with hot water tank, double glazed window to front aspect and doors off to:

LOUNGE (16'3" x 11'1"), carpeted, with 2 three-point ceiling light fitments and coving to ceiling and two double glazed windows to front aspect. Two single panelled central heating radiators, television, telephone, and Sky points.



MASTER BEDROOM (11'1" x 9'8"), carpeted with two double glazed windows to rear aspect, pendant light fitting to ceiling and single panelled central heating radiator. Double door built-in wardrobe with hanging rail and shelves, television point and door off to:

ENSUITE SHOWER ROOM with ceramic tiled floor, appointed with a white three-piece suite comprising low flush W.C., pedestal wash hand basin and white shower cubicle with glass door housing a mains thermostatically controlled shower. Double panelled central heating radiator, room half tiled with shavers point and ceiling light fitment and extractor fan to ceiling.

SECOND FLOOR

LANDING at top of carpeted stairs with balustrade with 3-point light fitment, loft access hatch (with ladder) and smoke alarm to ceiling, single panelled central heating radiator, and doors off to:

BEDROOM 2 (12'11" x 10'8" plus door recess), carpeted with two double glazed dormer windows to front aspect, single panelled central heating radiator, and recessed spotlights to ceiling. Built-in double door wardrobe with hanging rail and shelves, and television point.



BEDROOM 3 (9'5" x 9') carpeted, with pendant light fitting to ceiling, single panelled central heating radiator, and double glazed velux window to rear. Low door concealing eaves storage cupboard and door concealing built-in wardrobe with hanging rail.

BATHROOM having ceramic tiled floor and double glazed window to rear, room part tiled and appointed with a white three-piece suite comprising low flush W.C., pedestal wash hand basin and bath with 'Mira' electric shower over. Single panelled central heating radiator and shavers point..

OUTSIDE

TO THE FRONT OF THE PROPERTY is private driveway offering off road parking for one vehicles and small lawned strip to side. At the top of the drive is a single integral garage with up and over door having both power and light inside.

TO THE REAR OF THE PROPERTY is a good sized garden with lawned area, and patio seating areas. Wood storage shed to rear with gate providing external access for bins.



VIEWING: By appointment through Dove Property