

Hall Road

Rolleston-on-Dove, Burton-on-Trent, DE13 9BX



Situated in the desirable village of Rolleston, this spacious and extended dormer bungalow is offered to market with no upward chain and has excellent scope for modernisation, benefiting from both a front and private rear garden, driveway and detached garage.

Guide Price £295,000

John German 

Located in the village of Rolleston-on-Dove, this extended dormer bungalow is set within a mature garden plot and the property offers excellent scope for modernisation, with versatile extended accommodation to the ground floor.

Set back from the road the property has a driveway providing off-road parking, with the adjacent front garden laid predominantly to lawn.

The front entrance door leads in to the central hallway which has doors off to the downstairs accommodation.

The first of the bedrooms is a generous size, with double glazed window to the front aspect. Opposite, what would have been a bedroom has been converted to a reception room, with stairs rising to the first floor.

Continuing through, there is a further bedroom, with the hallway opening out to provide access to the WC and refitted bathroom, comprising a white suite with panelled bath and pedestal hand wash basin and tiled walls.

The kitchen enjoys dual aspect double glazed windows to the side and rear, as well as a range of eye level and base units with work surfaces over and integrated oven, gas hob and stainless steel sink and drainer unit. There is a useful storage cupboard with adjacent door giving access out to the rear garden.

Completing the downstairs accommodation is the extended lounge which is an impressive space enjoying plentiful natural light with three double glazed windows and patio door. There is also a living flame gas fire with tiled surround providing a focal point to the room.

Upstairs, the landing has doors off to two further spacious bedrooms with built-in storage, and a separate WC with hand wash basin.

Outside, the property enjoys a fantastic garden plot with central lawn flanked by mature borders. The garden has a private rear aspect, also with detached garage having up and over door. Side access leads round to the driveway.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property, but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.environment-agency.co.uk;
www.eaststffsbcc.gov.uk/planning

Our Ref: JGA/14042021

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band E



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



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