

# Neville Close

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



Lovely modern detached bungalow set in a extremely popular cul-de-sac location on the outskirts of Rolleston village with off road parking and a single garage. Available with no upward chain.

£290,000

John German 

Rolleston on Dove is one of the areas most attractive villages with one of the streams that feed the river from which its gets its name running right through the centre. The village is well served with a variety of local amenities including a newsagent, village shop, thriving pub, primary school and church. For those wanting an active social life there are several local community groups including a bowls club, cricket club, football club, WI, scouts and a special events committee. Buses run to Burton-on-Trent and Derby via local villages while railway stations in Tutbury and Hatton are three miles away. The A38 and the A50 are also easily accessible for commuters.

Entrance to the property is via a spacious entrance hall with laminate flooring, coving to ceiling, access to loft space, central heating radiator, thermostatic control for central heating, large shelved doaks cupboard and further shelved cupboard providing useful storage space.

The breakfast kitchen overlooks the front elevation and is fitted with a range of cream fitted base and eye level units with under unit lighting, complementary granite effect working surfaces, inset stainless steel sink unit, tiled splashbacks, ceiling spot lighting, laminate flooring, central heating radiator, integrated dishwasher, built-in oven with matching brushed stainless steel four ring gas hob extractor hood over and integrated fridge.

The utility room is located off the kitchen and is fitted with a matching base unit with roll edge work surface, inset stainless steel sink unit, tiled splashbacks, wall mounted combination boiler, laminate flooring and double glazed entrance door to the side.

The lounge sits to the rear of the property with laminate flooring, feature living flame effect gas fire with sleek modern surround and uPVC double glazed window to rear elevation. From here, uPVC double glazed French doors lead into the conservatory having a central heating radiator, coved ceiling, terra cotta ceramic tiled floor, electric heater and French doors leading out onto the rear garden.

The master bedroom has a uPVC double glazed square bay window to the front elevation whilst bedroom two has a uPVC double glazed window to the rear and both have a central heating radiator and fitted carpet.

The stylish modern shower room is fitted with a quality suite comprising large walk-in shower, vanity wash hand basin with cupboard under, low level twin flush WC, uPVC opaque double glazed window to side elevation, fitted extractor vent, chrome towel radiator, fitted shaver point plus extensive tiling to walls and tiled floor.

To the front is a lawned fore garden and a double width block paved driveway. Gated access to the side leads to a fully enclosed and paved low maintenance rear garden with pergolas and trellising for added interest.

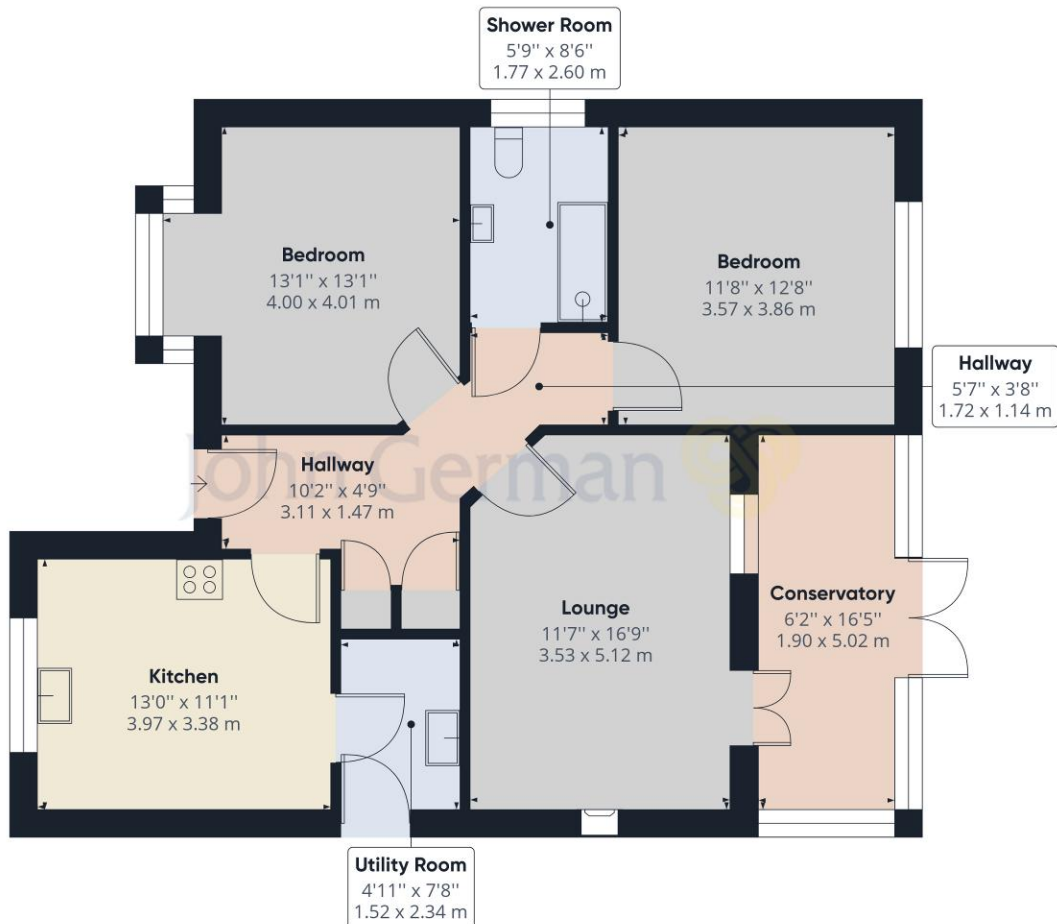
The garage is located in a separate block with electric light and power (can be identified as the one with the blue door).

**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.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
**Our Ref:** JGA/12072023

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band D



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**Approximate total area<sup>(1)</sup>**  
 934.06 ft<sup>2</sup>  
 86.78 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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#### Agents' Notes

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