

# Alderbrook Close

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



This could be your perfect bungalow! Set in a pretty village location in a delightful quiet cul-de-sac, with wonderful gardens backing onto paddocks and open countryside. With an extended layout with highlights including two good size bedrooms, shower room, lounge, plus large dining room, smart fitted kitchen and detached single garage. No upward chain.

£325,000

John German 

Situated in the pretty and sought after village of Rolleston-on-Dove is this impressive, extended bungalow occupying a delightful peaceful cul-de-sac location, handily situated just a short walk away from the village centre where there is a Co-op store and newsagent, a choice of popular pubs, together with excellent transport links to the A38 and A50.

The bungalow is superbly presented throughout and ready to move into, with good sized block paved driveway and lawned front garden, with a side entrance door opening into the entrance hallway with two useful storage cupboards off.

At the front of the bungalow there are two good sized bedrooms, the master is a generous double with a large picture window framing views to front and fitted wardrobes providing plenty of storage across one wall.

Across the hallway there is a smart modern shower room with shower cubicle, pedestal wash hand basin and WC, tiled floor and part tiled walls, and chrome towel radiator.

From the hall a door opens into a good sized lounge with fire surround providing a focal point with an archway opening into the extension, which has created a good sized dining room with French doors and picture windows framing views across the gardens and beyond, together with an archway opening into the fitted kitchen

with a range of base and eye level units with worksurfaces over, integrated eye level oven with microwave over, gas hob and extractor hood, dishwasher, fridge freezer and space for washing machine and window to side.

Without doubt the highlight of this home are the wonderful and extensive rear gardens with a large deck ideal for outside dining, leading down to extensive lawns with a winding path, with a wonderful aspect over the paddocks and fields beyond.

The bungalow has an enclosed side area leading through to detached garage with an up and over garage door to the rear gardens.

**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:** JGA18082023

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







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



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### Agents' Notes

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### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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