



Rosliston Road South
Drakelow
DE15 9UD

£440,000

Occupying an EXCEPTIONAL PLOT approaching 0.20 Acre & with nearly 2,000 Sq ft of internal living space plus a HOME CINEMA/GAMES ROOM, this versatile 3 double bedroom, 2 bathroom DORMER BUNGALOW is the perfect home, with a HIGH SPECIFICATION finish & a large driveway with ample CAR/CARAVAN standing



Property Features

- Dormer Bungalow
- Large Plot
- 1936 Sq Ft
- Versatile Interior
- Ample Parking
- 3 Double Beds
- 2 Bathrooms
- Dining Kitchen
- Cinema Room
- Solar Panels

Full Description

The perfect family home situated in a most convenient and accessible location, occupying an exceptional plot, enjoying a spacious versatile interior extending to 1936 Sq Ft of internal living space. With a deceptive exterior the interior offers flexible family living and is complemented by the wonderful rear garden, ideal for family entertaining and the home cinema/games room tucked away at the top of the garden is the perfect retreat for children and adults alike.

The property affords an efficient gas fired central heating system, supplemented by Solar Panels and Double glazing, ensuring that the property is both economical to run, low in maintenance and benefits from an EPC rating of C.

Internally you are welcomed by the deep entrance hall, the lounge provides quiet relaxation,, the dining kitchen is at the heart of the home, comprehensively fitted with shaker style

units with solid wood worktops, Belfast sink, rangemaster cooker and a deep walk in pantry. Off the kitchen the rear sun lounge is a great room characterised by the log burner with French doors onto the patio. Completing the ground floor is the main bedroom with walk in dressing room and luxury en-suite shower with jacuzzi bath and steam shower. On the first floor are two double bedrooms and a family bathroom. With plentiful parking to the front, a wonderful rear garden with patio and the home cinema room again offering great versatility fitted with a projector screen.

Perfectly positioned on the popular Rosliston Road South, the property occupies a semi rural position, lying just 2 miles from the popular village of Rosliston with its excellent local amenities and also Rosliston Forestry Centre. On the border of Stapenhill and 4 miles south of Burton on Trent, there are excellent local bus services, schools, recreational amenities including Branston Golf and Country Club, accessible transport links via A38 and M42 with Tamworth (13 miles) and Birmingham (32 miles)

SERVICES

The property enjoys all mains services, including Electricity, Gas, Water & Mains Drainage, central heating is provided by the gas central heating boiler and supplemented by Solar Panels.

TENURE

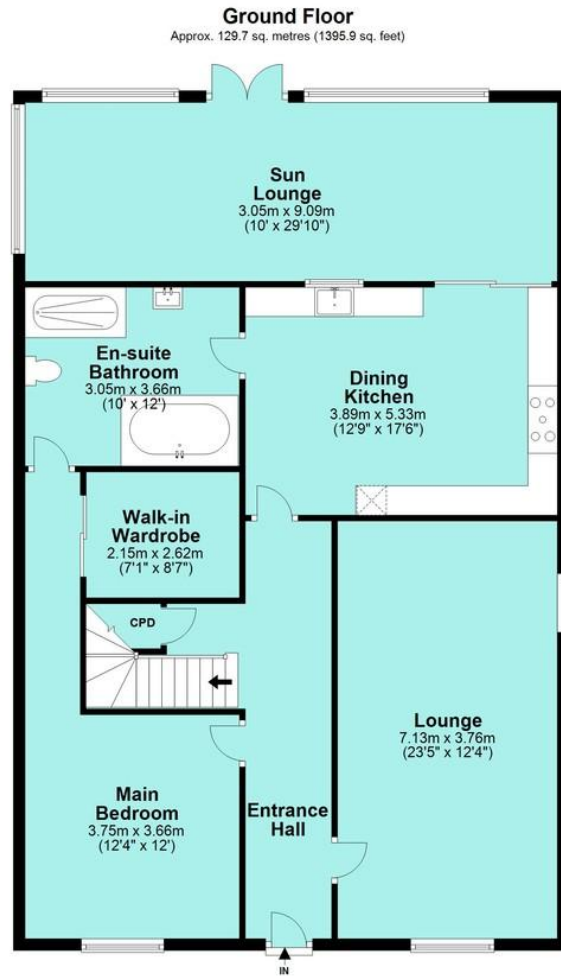
We are advised the property is Freehold

COUNCIL TAX

The property is in Band D







Total area: approx. 179.9 sq. metres (1936.7 sq. feet)

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

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements