

Yew Tree Road

Rosliston, Derbyshire, DE12 8JF



A lovely detached village bungalow offering the perfect home to retire to, within easy reach of the village centre. Well presented and ready to move into with two good size bedrooms, two reception rooms, plus fitted kitchen, driveway, garage and gardens. No upward chain.

£250,000

John German

Situated in the popular and sought-after village of Rosliston which is well served with a popular village pub, Co-op store, fish and chip shop, together with a garden centre and Rosliston Forestry Centre - perfect for getting out and exploring the countryside. The village of Rosliston is also well placed for the nearby centres of Ashby-de-la-Zouch, Swadlincote, Burton-on-Trent, Tamworth, Lichfield and beyond.

Enjoying a quiet location off Yew Tree Road, set behind a pretty front garden with driveway providing off road parking and access to the garage with timber opening front entrance doors.

The front door opens into a hallway area which has doors leading off, the first of which opens into a light and spacious lounge with large bow window framing views to front and a fire surround providing the focal point.

There is a fitted kitchen equipped with a range of base and eye level units and work surfaces over, windows to front and side and door opening through into an L shape inner hallway which has doors leading off to two bedrooms and a further reception room.

Both bedrooms are generous in their proportions with windows framing views across the rear garden.

The property has the significant benefit of a second reception room, currently used as a dining room, it could also be used as a TV room, family room or third bedroom if needed, with French doors opening out onto a lovely paved side terrace.

There is a bathroom with a fitted suite comprising bath, separate double shower cubicle, vanity unit with wash basin and concealed cistern WC.

The rear garden features shaped lawns, well established borders and a paved terrace, together with a lean-to greenhouse and side entrance via gate.

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

Property construction: Brick

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: FTTC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: South Derbyshire District Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.southderbyshire.gov.uk

Our Ref: JGA/10052024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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