

Rosliston Road South

Drakelow, Burton-on-Trent, DE15 9UD

John German






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£325,000



Offered with no upward chain is this lovely detached bungalow enjoying a superb non estate position close to countryside and having a spacious layout including a lounge, breakfast kitchen, conservatory, three bedrooms, en suite, bathroom, large drive, garage and established gardens.

Situated on the fringes of Burton on Trent is this superb bungalow in a delightful non estate position having excellent access to nearby countryside, road links and Burton's town centre. Offered to the market with no upward chain, having spacious accommodation ready for a buyer to personalise in their own style.

Set well back from the road off a private drive serving just two bungalows, an expansive driveway provides plenty of parking and gives access to the integral garage with an up and over door plus an internal door into the reception hall.

The large double glazed porch has access into the generously sized hall with doors leading off. The lounge enjoys a rear position in the bungalow with a focal point fire surround and double glazed patio doors opening into a conservatory that overlooks the rear garden and has direct access to the patio.

The kitchen is equipped with a range of base and eye level units with complementary worktops and integrated oven, hob and extractor. A window and door open to the rear garden.

There are three bedrooms, the rear facing master has the benefit of its own en suite comprising a shower cubicle, wash hand basin, WC and ceiling spotlights.

The front facing second bedroom is a good sized double with double wardrobes and cupboards plus a feature window seat. Bedroom three is a comfortable single bedroom or could be used as a home office, also overlooking the front. Both are conveniently placed for the bathroom having a bath, pedestal wash hand basin, WC and window to the side.

To the rear is a paved terrace, ideal for outdoor dining with steps up to a slightly raised and shaped lawn, a further raised seating area, display borders and an ornamental pond. Side access leads to the front.

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

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains

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

Broadband type:

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

Our Ref: JGA19072024

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Approximate total area⁽¹⁾

1143.67 ft²

106.25 m²

(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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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



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