

Croft Close

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



John German are delighted to present this beautifully finished two-bedroom semi-detached dormer bungalow, situated in the desirable village of Rolleston-on-Dove. Offering modern comforts and a flexible layout, this property provides an ideal space for downsizers, young professionals or small families.

£285,000

John German 

Situated in the sought after village of Rolleston-on-Dove is this superb semi-detached bungalow that is within easy walking distance to a range of amenities two popular pubs, Co-operative convenience store, post office/newsagent, family run traditional butchers, hair salon, a lovely church and cricket club to name a few, together with a regular bus service to both Burton and Derby. It is also well placed for the A38 to Lichfield, Derby, Birmingham, the A50 and more.

Upon entering, you are welcomed by a spacious hallway that leads into the open-plan living area. The living room is a great size that spans the entire length of the house, with a large window to front and patio doors leading to the rear garden.

The kitchen is modern and well-appointed, featuring matching wall and base units, base level electric oven, gas hob with cooker hood above, tiled splashbacks and ceramic inset sink and drainer. Adjacent to the kitchen is a stylish bathroom, complete with a bath with shower over, wash hand basin and WC. A separate laundry room provides practical space for storage and houses a washing machine with worktop above and door leading to the rear garden.

To the first floor, the property benefits from two well proportioned bedrooms. The master bedroom can comfortably fit a double bed and ample bedroom furniture. The first floor is then complete with a WC.

To the front, the home boasts a sizeable blocked paved driveway for multiple vehicles, as well as a low maintenance lawn. The rear garden at offers a well-maintained and private outdoor space, perfect for family activities or relaxation. Featuring a neat lawn bordered by a low-maintenance gravel bed, it is ideal for both play and gardening. The patio area provides ample room for outdoor dining or entertaining, while a secure wooden gate leads to a separate section of the garden. To finish, the home has a separate outbuilding, which is perfect for storage or to use as a workshop.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband type: Fibre-

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: East Staffordshire Borough Council / Tax Band C

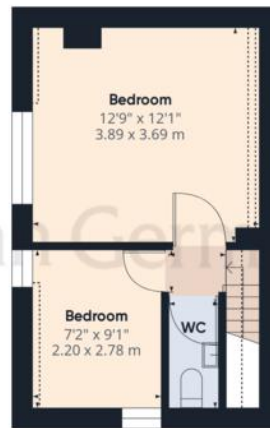
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.eaststaffsbc.gov.uk

Our Ref: JGA/25102024

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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area⁽¹⁾

837.64 ft²
77.82 m²

Reduced headroom

14.46 ft²
1.34 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | | |
| 55-68 | D | 64 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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Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

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