

Croft Close

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



A lovely village bungalow that has been extended and improved to offer a superb home with highlights including open plan living/dining/kitchen, two bedrooms, shower room, low maintenance gardens and driveway.

£260,000

John German 

Situated in the sought after village of Rolleston on Dove is this superb extended semi detached bungalow that is within easy walking distance to a range of amenities two local 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.

Set behind a driveway providing ample off road parking. A side door opens into an entrance area that in turn opens into the extended living/dining/kitchen that is equipped with a stylish range of units complemented by contrasting worktops plus an integrated oven, hob and extractor. French doors open out to the rear, there is ample space for a dining table alongside a cosy living area, all creating a perfect space for families and entertaining.

An inner hall gives access to two bedrooms, the master is a generous double with space for wardrobes and overlooks the front while bedroom two has a meter cupboard and also overlooks the front.

The shower room is fitted with a modern suite comprising shower cubicle, fitted vanity unit with wash basin and concealed cistern WC, part tiled walls and window to the side.

The rear garden has been designed for low maintenance having a paved terrace, artificial lawn and planted borders. The garage has been temporarily converted into a home office/studio with light, power, telephone point, spotlights plus a useful separate storage area (buyers should be aware there are no building regulations for the conversion).

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

Property construction:

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband type: TBC

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 B

Useful Websites: www.eaststaffsb.gov.uk

www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/16022024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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