



John German



Offered for sale with no onward chain, this superbly appointed bungalow is set in an enviable position on Knowles Hill having a modernised kitchen, bathroom with walk in shower and uPVC windows and external doors.



£270,000

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Situated in the sought after village of Rolleston-on-Dove is this detached bungalow that is within easy walking distance to a range of amenities including, 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, a bus stop is located within walking distance. It is also well placed for the A38 to Lichfield, Derby, Birmingham, the A50 and more.

The bungalow benefits from uPVC windows and external doors and the guttering, fascias and garage ceiling have been replaced with uPVC.

Situated well back from the main road, this property is approached via a generously sized driveway, complemented by an expansive front garden. Offering plenty of off road parking to the front for multiple vehicles. The driveway leads onto the garage, which is accessed by double doors and is equipped with power and lighting throughout.

The property offers versatile access options, allowing entry either through the garage and kitchen door or via a side pathway that leads directly to the entrance hallway. The entrance hallway gives access to both of the bedrooms, shower room and living room. The living room is a great size and located at the front of the property with a bay window enjoying a lovely view. It has a unique handmade fireplace currently housing a gas fire, offering the option to be replaced by an open gas fire or a real fire if preferred.

Adjacent to the living room is the kitchen which has been modernised and features matching wall and base units, base level oven, induction hob with cooker hood above, plumbing for a washing machine and a one and a half bowl sink and drainer set below a front facing window enjoying a pleasant outlook. The kitchen also has a useful pantry and a side door which leads to the garage.

The shower room has a walk-in shower, WC and wash basin along with tiled walls and a laminate floor.

The property then offers two bedrooms. The primary bedroom is comfortably a double sized bedroom, with space for ample bedroom furniture. The second bedroom is a single sized room and has the benefit of its own en suite toilet with wash basin. It also has direct access to the sun room at the rear of the property which in turn opens out to the rear garden through patio doors. It has a 'warm roof' that holds heat in the winter and keeps the room cooler in the summer. This space is versatile in its use, currently used as a sitting room but alternatively could be a home office, playroom etc.

The rear garden at Knowles Hill is a generous and versatile outdoor space, primarily laid to lawn and enclosed by wooden fencing. Accessible via patio doors from the conservatory or a rear door from the garage, the garden also features a patio area, perfect for outdoor furniture.

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: Mains
Water supply: Mains
Parking: Drive
Sewerage: Mains
Electricity supply: Mains
Heating: Mains gas
 (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Not currently connected

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 D

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

Our Ref: JGA/16012025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

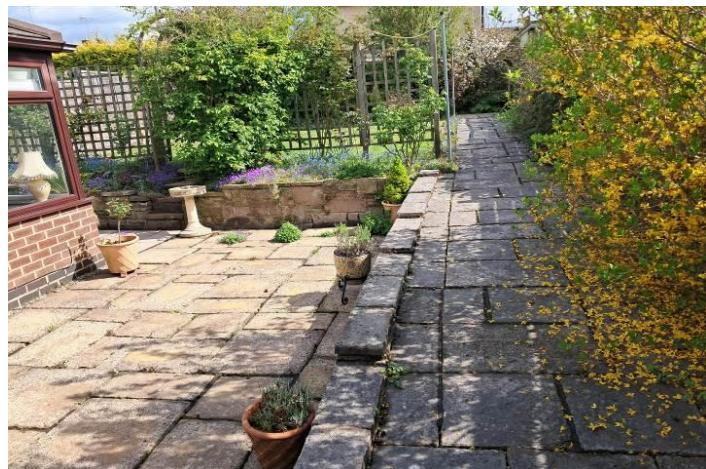
Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244

burton@johngerman.co.uk

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JohnGerman.co.uk Sales and Lettings Agent

Agents' Notes

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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.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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