Croft Close

Rolleston-on-Dove, DE13 9AF







A lovely semi detached village bungalow close to the village centre, perfect for retirees and downsizers. Beautifully presented throughout and ready to move into. Featuring two bedrooms, fitted kitchen, contemporary refitted shower room, low maintenance garden and workshop/hobby room. No upward chain.

£280,000



Close to the village centre in Rolleston-on-Dove, handy for a wide range of amenities including the village shop, Post Office, two popular pubs, and a picturesque waterside walk, is this lovely semi-detached bungalow with no upward chain and ready to move into.

The property is set behind a block paved frontage providing ample off-road parking with wrought iron gates to the side, leading to the side entrance door which opens into the L-shaped entrance hall.

To the front, there is a fitted kitchen equipped with a range of base and eye level units with work surfaces over and integrated hob, double oven and extractor hood, space for further appliances, and window to front.

Further along with hallway is a light and spacious lounge with window framing views to front.

There are two bedrooms, the master bedroom has window to rear and the second has wood effect flooring and French doors opening out to the rear garden.

The property also features a well-appointed contemporary, refitted shower room with tiled walls, shower enclosure with glazed screen, wash basin, WC, towel rail/radiator and window to side.

To the rear, the garden features a paved terrace ideal for outside dining, offering a fantastic low maintenance outdoor space, plus the unique feature of a rotating garden pod, offering fantastic, covered outdoor entertaining space. The property also has the benefit of a workshop/hobby room, plastered out, with a door from the rear garden and a door to the front, having potential for a variety of uses.

The bungalow offers a unique layout with a versatile nature which could feature one or two bedrooms, depending on the buyers needs. There is also a good size loft space.

Agents note: This is part of a deceased estate and Probate has not yet been granted.

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

www.eaststaffsbc.gov.uk
Our Ref: JGA/23072025

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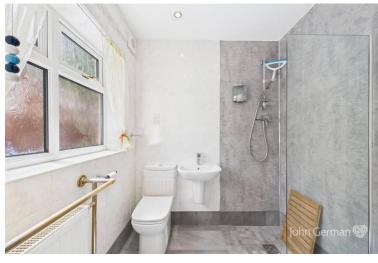
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John German 🧐





Agents' Notes

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