

Sherholt Road

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

John German



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£295,000

A modern, deceptively spacious two-bedroom bungalow in a sought-after village location, offering generous living accommodation, a private garden and excellent access to local amenities and transport links.



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This beautifully presented two-bedroom semi-detached bungalow offers far more space than first meets the eye. Although it appears modest from the front, the property is deceptively spacious throughout and has been thoughtfully designed for modern living. Built in 2022, the property still benefits from its NHBC warranty for peace of mind.

Set back from the road, the home enjoys a neat, low-maintenance front garden along with a driveway providing parking for two cars. Stepping inside, you are welcomed by a generous hallway that immediately sets the tone for the space and flow this bungalow provides. To the left is the fully equipped kitchen, fitted with ample wall and base units, integrated fridge freezer, oven, gas hob and extractor fan, plus space for both a washing machine and dishwasher. The kitchen design offers two defined areas – an L-shaped main section and a second run of units housing the fridge freezer and additional storage – creating an ideal dedicated space for cooking and meal preparation. A double sink and tiled flooring complete the room. Adjacent to the kitchen is bedroom two, a comfortable double room with a front-aspect window and plenty of space for a double bed and further furniture. Centrally positioned within the home is the stylish shower room, comprising a large walk-in shower, WC and wash basin, finished with floor-to-ceiling tiling for easy maintenance and a modern feel. The master bedroom sits to the rear and is notably spacious, featuring a large rear-aspect window overlooking the garden and ample room for bedroom furniture. The heart of the home is the impressive living room diner – a wonderfully light and airy space ideal for both relaxation and entertaining. With room for family lounge furniture and a dining table, this room also benefits from a contemporary gas fireplace and double doors opening directly onto the garden. The connecting hallway offers excellent width and length, allowing space for additional furniture or storage solutions.

Outside, the rear garden is a real highlight. Well designed and fully private, it enjoys patio space leading to a raised decked seating area, framed by stone and pebble borders, a wooden pergola archway and raised beds. Attractive, low maintenance and not overlooked, it provides the perfect spot for relaxing or entertaining outdoors.

Situated on the sought-after Sherholt Road in Rolleston-on-Dove, the bungalow enjoys a peaceful village setting while remaining close to excellent local amenities. Rolleston offers a welcoming community with convenient shops, cosy pubs, scenic walking routes and highly regarded primary schools. The village is well connected to Burton upon Trent for a wider range of retail, leisure and transport links, and provides easy access to the A38 for commuters. This location combines the charm of village living with the practicality of nearby town facilities, making it an ideal place to call home.

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/>

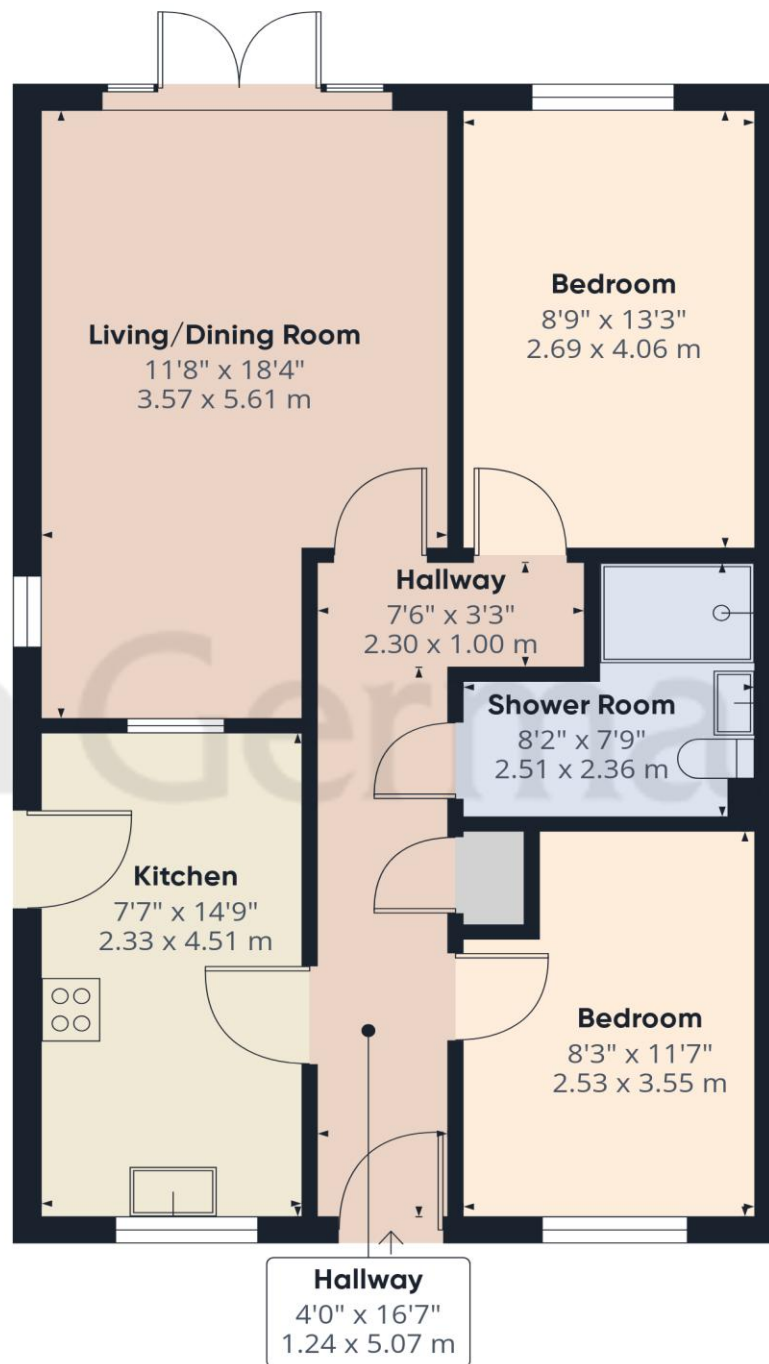
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band C

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

Our Ref: JGA/19112025







Approximate total area⁽¹⁾

672 ft²

62.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

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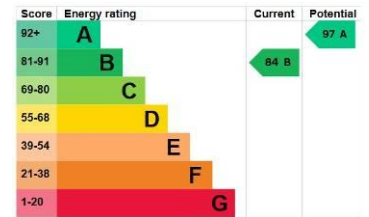
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

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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Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



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