





A well proportioned three bedroom semi detached property, situated within the desirable village of Rolleston on Dove, having good access to a range of local amenities and transport links. The property benefits from a driveway providing parking that leads to the detached garage, kitchen diner and three well proportioned bedrooms. Viewing is highly recommended strictly via appointment only.



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SALES & LETTINGS

Entrance hallway

With a double glazed window with opaque glass to the front elevation, double glazed door, stairs rising to the first floor and doors leading off to:

Kitchen diner

With a selection of matching wall and base units, having a roll edge preparation work surface, under counter drawers, one and a half bowl sink with mixer tap and drainer, space for washing machine and cooker, central heating radiator, under stairs storage cupboard, double glazed window to the rear elevation, wall mounted gas boiler and a double glazed rear access door.

Living room

With central heating radiator, double glazed window to the front elevation and a fireplace with electric inset fire.

First floor landing

With loft hatch and doors leading off to:

Master Bedroom

With central heating radiator and a double glazed window to the rear elevation.

Bedroom Two

With central heating radiator and a double glazed window to the front elevation.

Bedroom Three

With a central heating radiator and a double glazed window to the front elevation.



Family Bathroom

With a three piece suite comprising: low level wc, wash hand basin with individual hot and cold taps, central heating radiator, bath with individual hot and cold taps and a electric shower over, recessed spotlighting, tiled walls and a double glazed window to the side elevation.

Outside

The outside of the property to the to the front elevation offers a laid to lawn garden with well stocked boards and a driveway adjacent that runs down the side of the





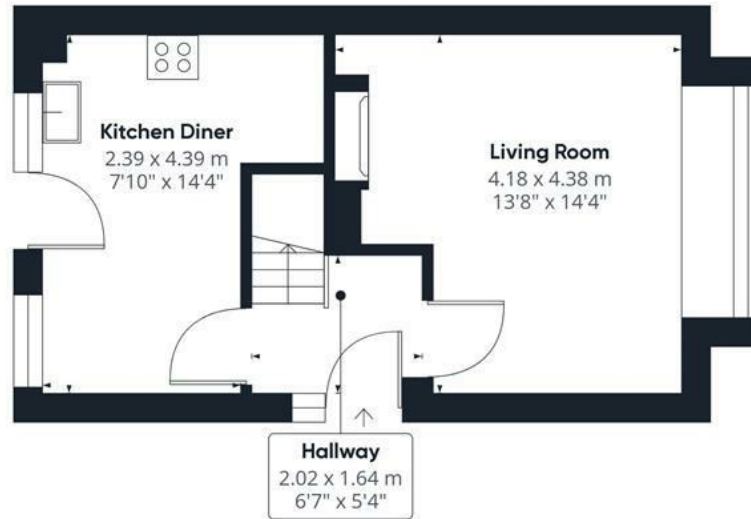


property to the garage. The rear elevation offers a mainly laid to lawn garden with patio area ideal for seating.









Floor 0



Floor 1

Approximate total area⁽¹⁾

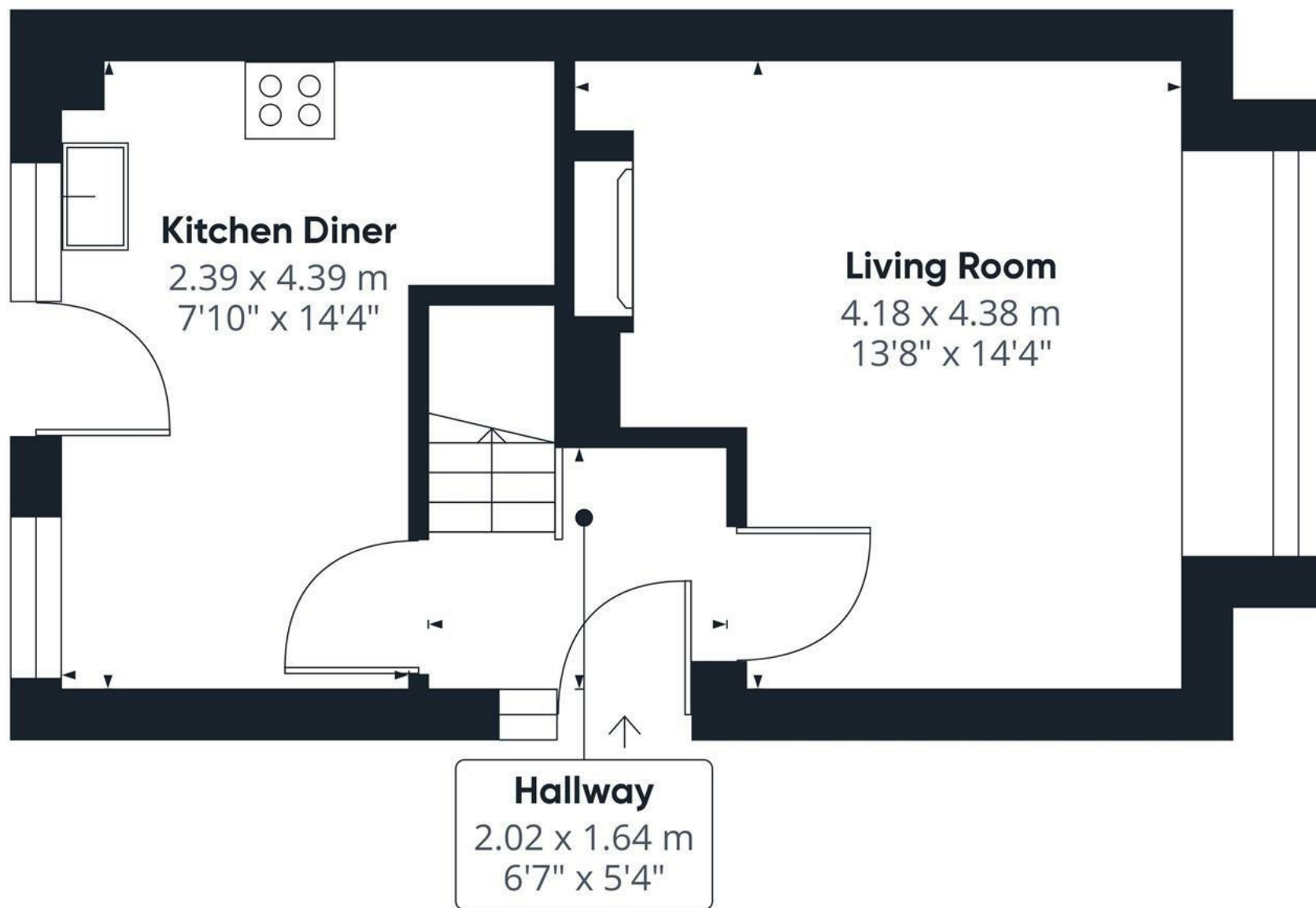
64.78 m²

697.32 ft²

(1) Excluding balconies and terraces

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

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Approximate total area⁽¹⁾

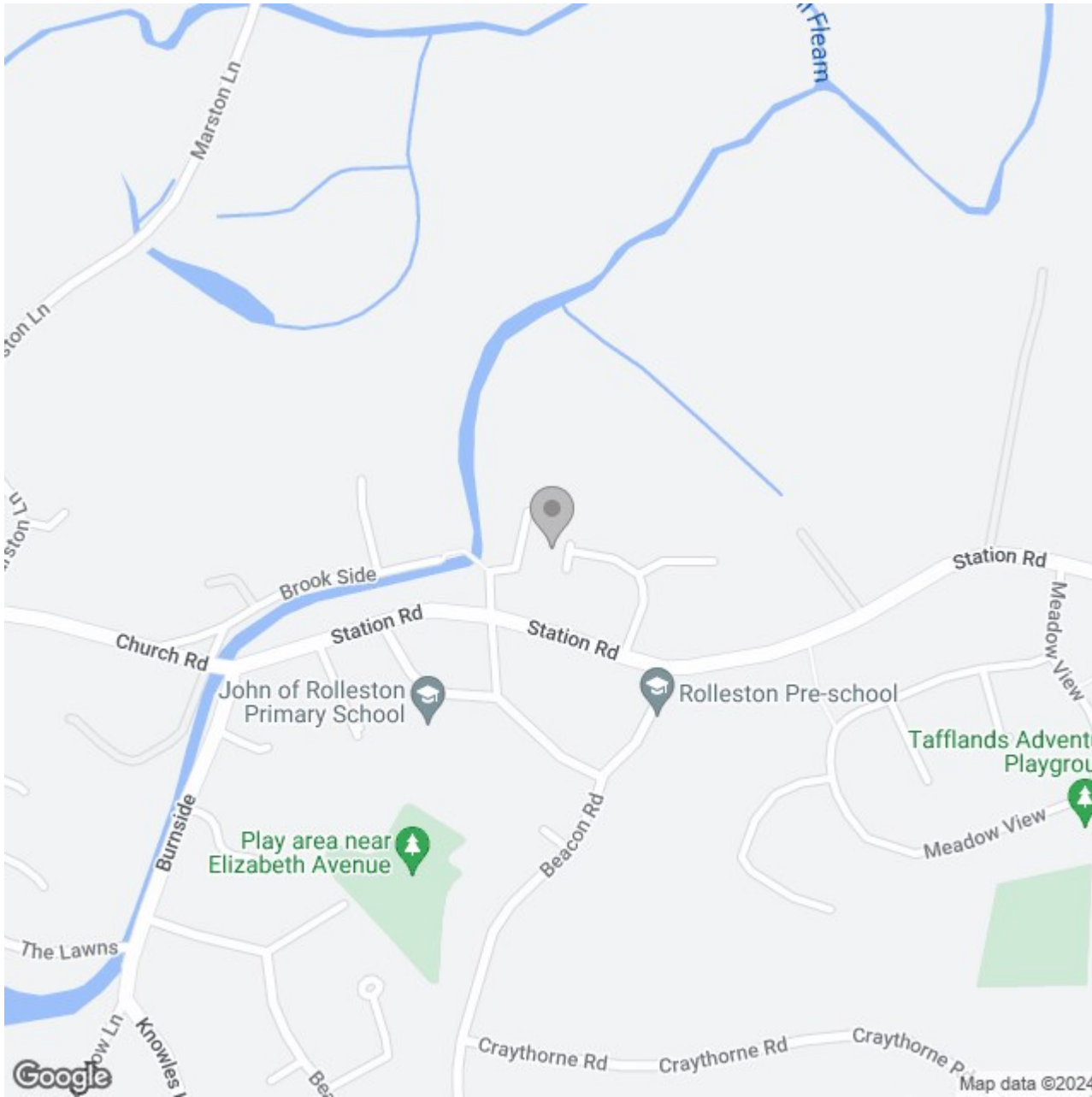
34.2 m²
368.13 ft²

(1) Excluding balconies and terraces.

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Floor 0



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	