





This upgraded and much improved two-bedroom semi-detached bungalow in Rolleston on Dove. The open-plan living space, incorporating the kitchen, offers a modern and spacious feel, perfect for both everyday living and entertaining. The refitted bathroom adds a touch of luxury and convenience, enhancing the overall appeal of the property.

Outside the home has ample parking space. The front and rear gardens add to the property's charm, providing outdoor space for relaxation, gardening, or socializing.

Moreover, the presence of an outside home office or gym further enhances the appeal of this property. This feature caters to the modern lifestyle, offering a dedicated space for work or exercise while enjoying the comforts of home. It's an excellent addition that adds both practicality and versatility to the living experience. Overall, this property seems to offer everything one could desire for comfortable and enjoyable living in the picturesque village of Rolleston on Dove.



### Entrance Hallway

With UPVC double glazed side entrance door, laminate floor covering, radiator and built storage cupboard housing Internet and Cat cables

### Master Bedroom

With UPVC double glazed window to front elevation and radiator.

### Bedroom Two

With UPVC double glazed window to front elevation and radiator.

### Family Bathroom

With UPVC double glazed window to side elevation, spotlights to ceiling, heated towel rail, half tiles to wall and fitted with a three piece white suite comprising of low-level WC, wall mounted wash hand basin, panel bath with shower and screen. Heated flooring.

### Open Plan Living Space

With UPVC double glazed windows to rear side elevation, French doors overlooking rear enclosed garden, Laminated floor covering, two tall panel radiators.

### Kitchen

The fitted kitchen has a range of wall and base level units and drawers with a stainless steel sink and drainer built into preparation work surface tiled splashback integrated washing machine, appliance space for fridge freezer and cooker and extractor fan spotlights to ceiling.

### Outside

Outside the home has the benefit of an extensive front and rear garden, off-road parking for several vehicles leading to the detached single garage.

### Detached Garage

With up and over to front, power and lighting.



### Enclosed Garden

The enclosed rear garden is mainly laid to lawn with decorative paved patio areas, range of mature shrubs and trees and outside tap.

### Outside Office/Gym

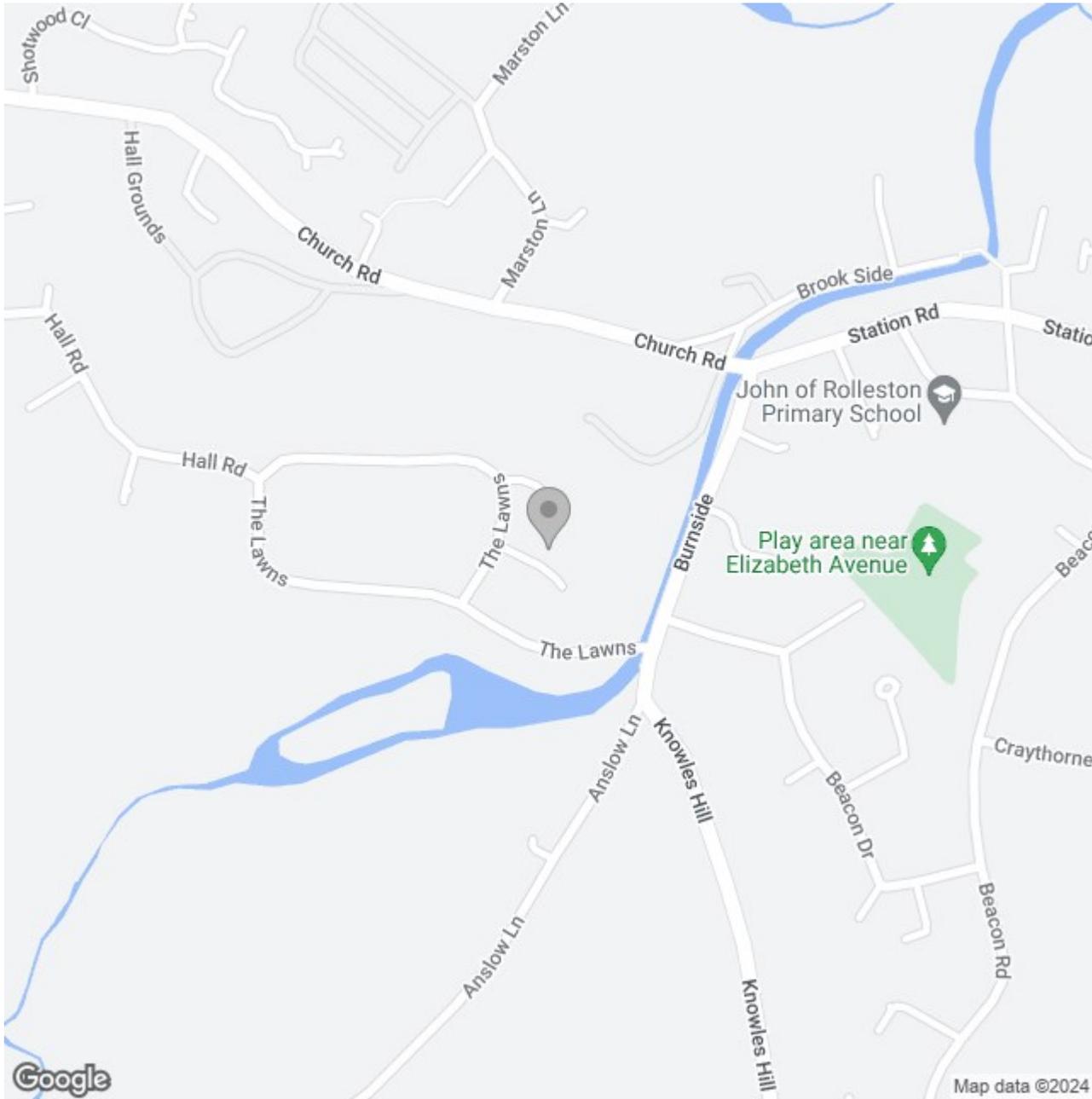
A purpose built Office/Gym with power and lighting, Internet access and windows and French doors over looking the enclosed rear garden, laminate flooring, outside electric points and lighting.











### Energy Efficiency Rating

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