





The Hawthorne is a beautiful dwelling which has been specifically adapted for wheelchair users. The property features a master bedroom with an ensuite wet room, a second double bedroom a full sized family bathroom, a large and spacious lounge with bay window a roomy and open plan kitchen diner and single garage.

Images are for illustration purposes only.



## THE DEVELOPMENT

An exclusive collection of 22 modern two bedroom bungalows, Rolleston Leas is a peaceful and welcoming community exclusively for those over the age of 55, in the charming village of Rolleston on Dove in Staffordshire.

Rolleston Leas has been carefully designed to complement its picturesque surroundings to create a tranquil, yet friendly community to help you unwind and ease into later life. Situated in Rolleston on Dove and close to Stretton, it is conveniently located near local amenities including shops, restaurants, and healthcare services, and providing a safe and comfortable environment for those who wish to enjoy an independent lifestyle.

## ENTRANCE HALLWAY

## KITCHEN / DINING

13'3" x 18'6"

## LOUNGE

11'10" x 12'10"

## MASTER BEDROOM

12'6" x 12'0"

## WET ROOM

## BEDROOM TWO

13'5" x 9'9"

## BATHROOM

## SINGLE GARAGE

## MANAGEMENT FEE

A management charge of £397.37 per annum is



applicable to this development, speak to the Sales Executive for further details.











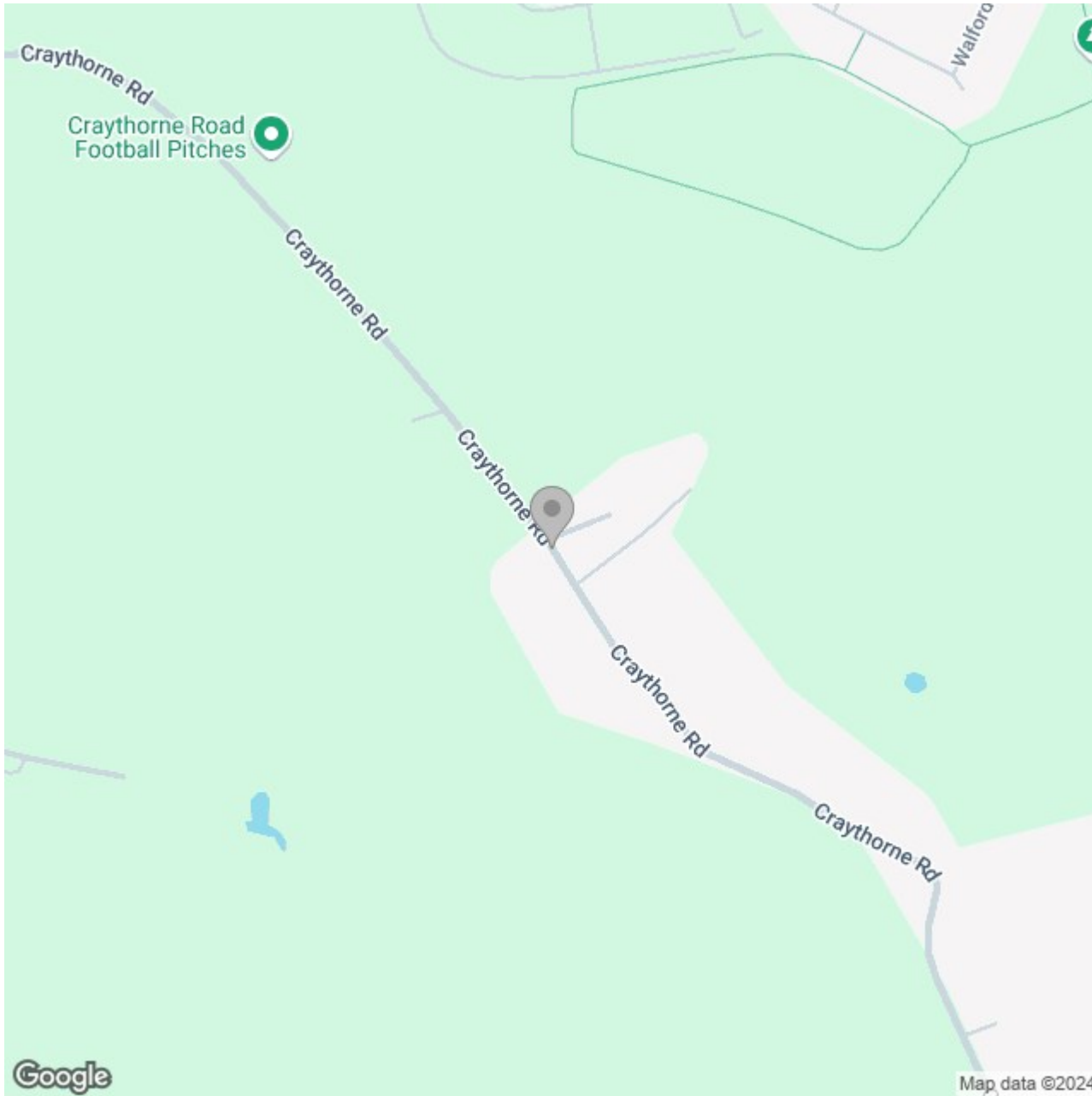












## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	