



Guide Price £425,000

3 Bedroom Detached Bungalow for sale

21 Church Road, Rolleston-on-Dove, Burton-on-Trent



**EweMove**  
SALES AND LETTINGS





## Overview

With a secluded rear garden that adjoins the picturesque Hall Grounds, this charming detached bungalow offers both spacious living and a serene retreat. Step outside your door and enjoy stunning countryside walks, easily accessed via nearby public footpaths. VIEWING IS A MUST TO APPRECIATE WHAT THIS HOME HAS TO OFFER.



## Key Features

- Spacious & Versatile Bungalow
- Desirable Location - Bordering Hall Grounds
- Secluded Rear Garden
- Redecorated Throughout
- Brand New Kitchen
- Modern Family Bathroom
- Close To Excellent Amenities
- Good Commuter Links









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Recently refreshed by its current owners, the bungalow provides a versatile blank canvas, ready for you to add your unique touch.

Accessed by steps from the front, the entrance opens into a welcoming hallway leading to a light-filled dining room with dual-aspect windows. The cosy living room at the front features a characterful fireplace and seamlessly connects to a newly fitted kitchen with convenient side access.

To the rear, you'll discover three generously sized bedrooms and a sleek, modern bathroom complete with a heated towel radiator. The private rear garden, partially enclosed by the Hall Grounds' boundary wall, is a hidden gem, and the mature trees of Hall Grounds offer a picturesque backdrop.



Situated in the heart of Rolleston-on-Dove, a highly sought-after village near Burton upon Trent, this property enjoys a perfect blend of rural charm and modern convenience. Rolleston boasts a range of local amenities including a newsagent, post office, butcher, co-op, and inviting pubs. Families will appreciate the close proximity to the well-regarded John of Rolleston Primary School and the property falls within the De Ferrers Technology College catchment area.

For those needing to commute, the location is ideal, offering easy access to the A38/A50, with Burton upon Trent just three miles away and Derby nine miles to the northeast. East Midlands Airport is a convenient 25-minute drive. This is village living at its finest with all the connections you need.

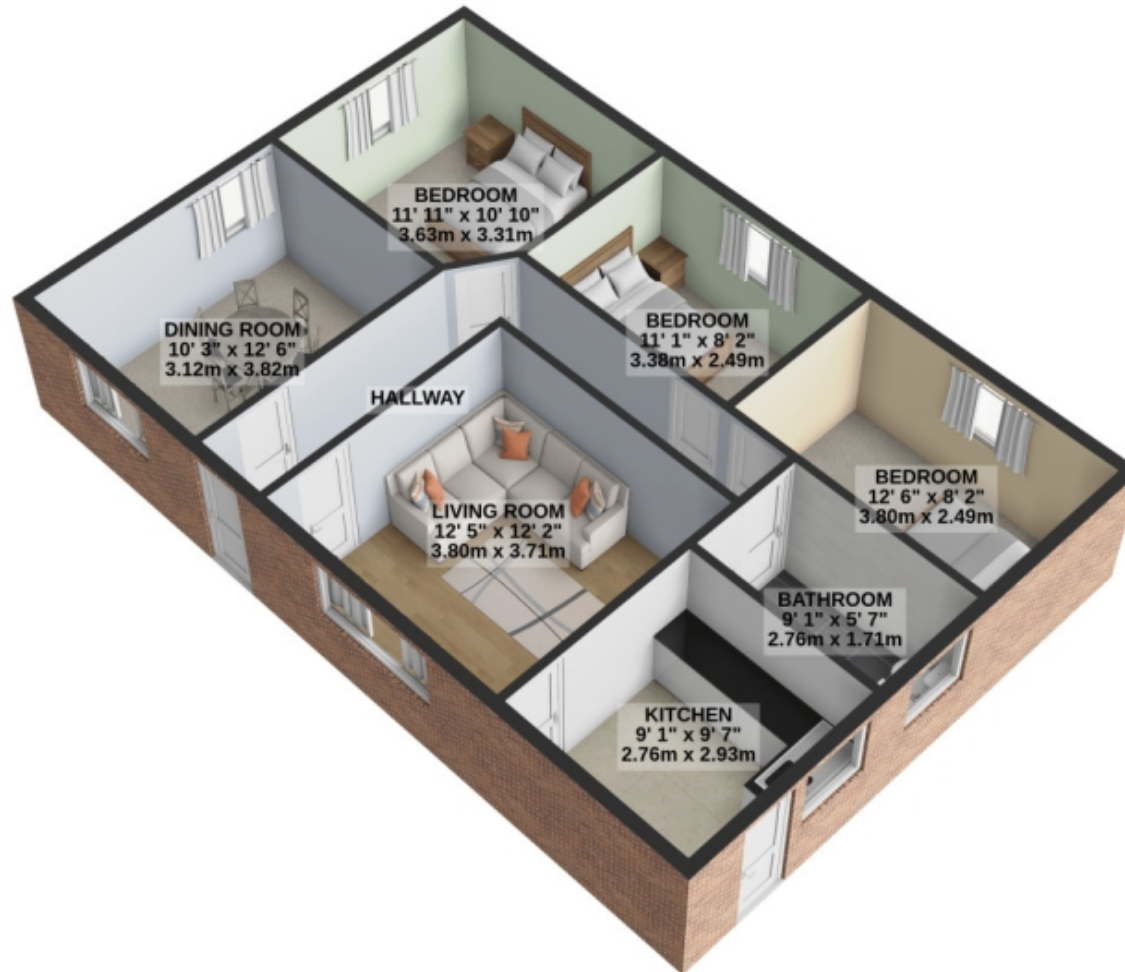






# Floorplans

GROUND FLOOR  
822 sq.ft. (76.4 sq.m.) approx.



TOTAL FLOOR AREA : 822 sq.ft. (76.4 sq.m.) approx.

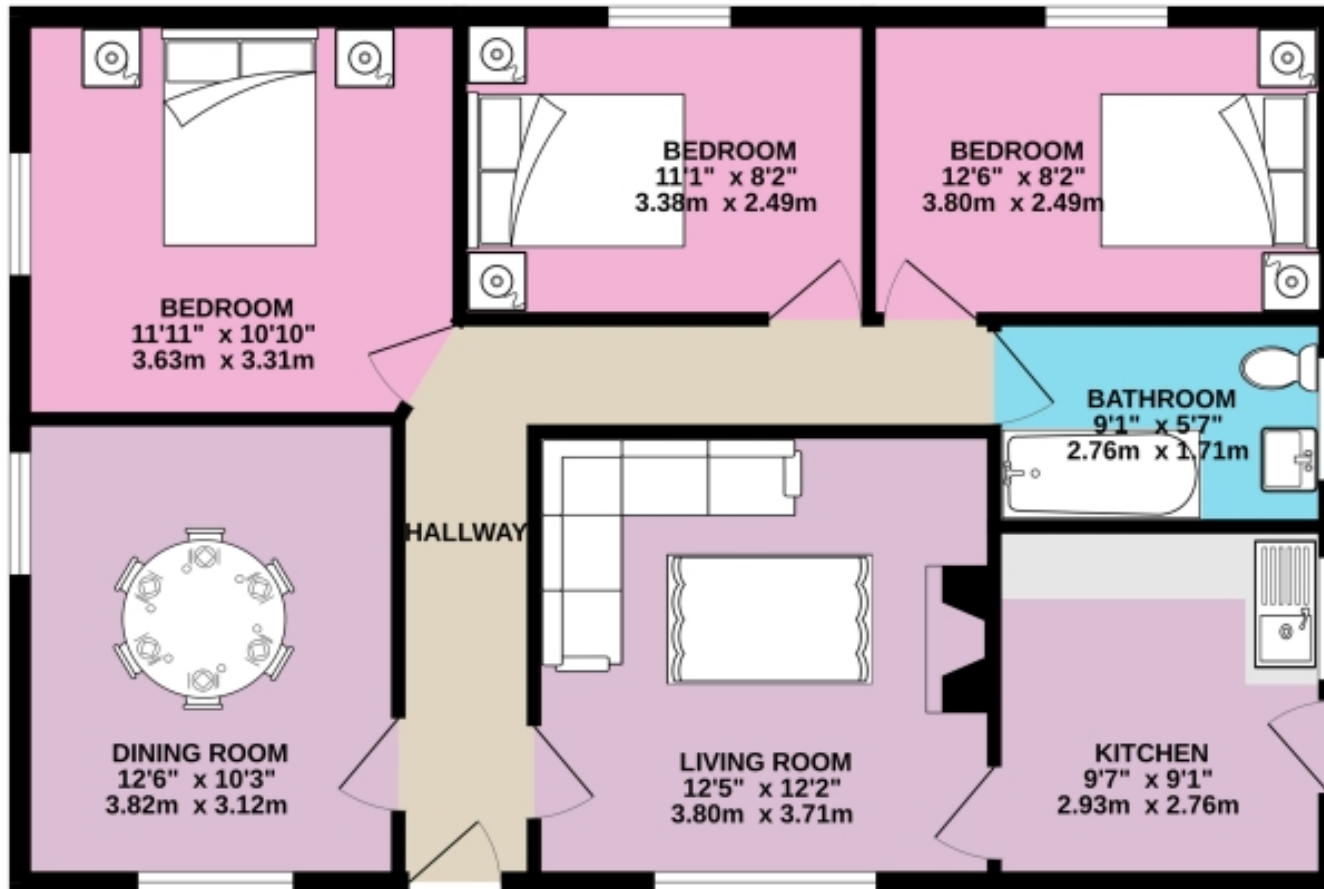
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## EPC

The EPC will be available within 28 days or the property may be exempt, please speak to us for more details.





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