



**4 Alderbrook
Close
Rolleston-On-
Dove
Burton-On-Trent
DE13 9AH**

**Fixed Asking
Price £400,000**

- FAVOURED VILLAGE LOCATION
- NO UPWARD CHAIN
- EXTENDED AND UPGRADED
- NEW FITTED KITCHEN WITH WALK IN PANTRY
- SUPERB OPEN PLAN LIVING DINING KITCHEN
- FLEXIBLE ACCOMMODATION WITH FOUR BEDROOMS
- ENSUITE, JACK AND JILL BATHROOM AND SHOWER ROOM
- UTILITY WITH BOOT AREA
- DRESSING ROOM/STUDY TO PRIMARY BEDROOM
- LOVELY SOUTHERLY GARDENS AND DRIVEWAY

GENERAL INFORMATION

THE PROPERTY

Sitting in the much-favoured village of Rolleston-on-Dove, in the locale of Alderbrook Close, this delightful, detached bungalow, which has been upgraded and extended by the current owners, offers an enhanced living experience that is both stylish and functional. Upon entering, you are greeted by a hall with a lobby adorned with lovely mood lighting, setting a warm tone for the home. The property boasts modern conveniences, including USB sockets, roof windows, and quality fittings throughout.

The spacious accommodation is thoughtfully designed, featuring a primary suite complete with a dressing room and a Jack-and-Jill bathroom. A guest bedroom with its own en suite shower room, while an additional bedroom or study also enjoys access to the Jack and Jill bathroom. A further bedroom at the front of the property is complemented by a separate shower room, providing ample facilities for both family and guests.





At the heart of the home lies a beautifully appointed kitchen, which showcases a range of cabinets, a bespoke built-in pantry cupboard, and an island with oak countertops that doubles as a dining space. The living area, is bathed in natural light thanks to French doors that open out onto the southerly garden, creating a seamless connection between indoor and outdoor living spaces. There is plenty of room for comfortable sofas and chairs, making it an ideal space for relaxation and entertaining. The accommodation is enhanced further with a Utility with Boot area and a door to side

Outside, the property features a well-maintained lawned frontage with a driveway, providing convenient off-road parking. The rear garden is a true delight, featuring a paved patio that extends to the side of the bungalow, a shaped lawn, and mature shrubs that enhance the overall appeal of the outdoor space. This bungalow is a perfect blend of comfort, style, and practicality, making it an excellent choice for those seeking a village lifestyle.

ACCOMMODATION

Side entrance door opens into the hallway.

HALLWAY

2.61m x 1.13m (8'6" x 3'8")

Has a very useful storage cupboard which houses the domestic hot water and central heating boiler, doors lead off to bedrooms one and two, a door leads through to the inner lobby and a further door opens into the shower room.

SHOWER ROOM

1.37m x 2.39m (4'6" x 7'10")

Has a fully tiled double shower enclosure, pedestal hand wash basin with tiled splashbacks, W.C., there is a heated chrome towel rail, obscure window to the side aspect and ceiling light point.

INNER LOBBY/BOOT ROOM

0.91m x 7.80m (2'11" x 25'7")

Has recessed ceiling down lights, radiator, LED ambience lighting, roof window and doors leading off to the utility, bedroom three, bedroom four and an attractive oak and glass door opens through into the open plan kitchen, lounge and dining area.

KITCHEN LOUNGE AND DINING AREA

5.58m x 4.06m 4.65m max (18'3" x 13'3" 15'3" max)

This beautifully fitted kitchen is equipped with a range of base cupboards, drawers, larder units, a bespoke built walk-in pantry cupboard, open shelving with attractive worktops being inset with a stainless steel sink and four ring electric hob. Integrated appliances include an oven, dishwasher, fridge and freezer, and bin storage system cupboard. The kitchen area is complimented further with an island unit with oak worktops providing space for informal dining and additional drawer and cupboard storage, French doors lead out into the garden, a window adds extra light and there are two further Velux windows set into light tunnels, there are wall light points, radiator, USB points and attractive wood effect flooring.

UTILITY ROOM

1.71m x 2.58m (5'7" x 8'5")

Is fitted with a range of base cupboards, drawers, larder cupboards which include an



additional built in fridge and freezer, worktops incorporate a stainless steel sink and side drainer, there is space for a washing machine, recessed ceiling down lights, tiled splashback, useful coat rail and a door leads out onto the side patio area.

BEDROOM ONE

3.35m x 3.95m (10'11" x 12'11")

Has a window to the front aspect, radiator and ceiling light point, an oak door leads through to the dressing room.

DRESSING ROOM

2.37m x 2.33m width (7'9" x 7'7" width)

Has a radiator, recessed ceiling down lights and with a further oak door opening through to the Jack and Jill bathroom.

JACK AND JILL BATHROOM

1.70m x 2.32m width (5'6" x 7'7" width)

It is fitted with a pedestal hand wash basin, W.C., panelled bath with separate dual head shower over with water fall and hand-held heads. There are attractive tiled surrounds and splashbacks, recessed ceiling down lights, and an attractive wall-mounted vanity cupboard with LED lighting and contemporary heated towel rail. An oak door leads through to bedroom four.



BEDROOM FOUR/STUDY

3.52m x 2.32m (11'6" x 7'7")

Has a Velux window, recessed ceiling down lights and radiator.

BEDROOM TWO

2.34m x 3.34m (7'8" x 10'11")

Has a window to the side aspect, radiator and ceiling light point, an oak door leads through to the ensuite shower room.

ENSUITE SHOWER ROOM

2.39m x 1.10m (7'10" x 3'7")

Has a fully tiled shower enclosure with waterfall and hand held shower heads, pedestal hand wash basin with tiled splashbacks, W.C., there are recessed ceiling down lights and wall mounted vanity unit with LED lighting.

BEDROOM THREE

2.42m x 2.95m (7'11" x 9'8")

Has a window to the front aspect, radiator and ceiling light point.

OUTSIDE

The property sits back off Alderbrook Close behind a lawned frontage with a Tarmac driveway providing parking for several vehicles, painted timber gates lead down the side of the property



with an attractive block paved patio which extends down the side of the house and opens up into the rear southerly garden where a shaped lawn can be found with mature herbaceous borders and shed.

AGENTS NOTES

If you have accessibility needs please contact the office before viewing this property.

If a property is within a conservation area please be aware that Conservation Areas are protect places of historic and architectural value. These are also designated by local planning authorities. Removing trees in a Conservation Area requires permission from the relevant authority, subject to certain exclusions.

TENURE

FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

CONSTRUCTION

Standard Brick Construction

COUNCIL TAX BAND

East Staffordshire Borough Council- Band C



MONEY LAUNDERING & ID CHECKS

BY LAW, WE ARE REQUIRED TO COMPLY WITH THE MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATION 2017.

IN ORDER FOR US TO ADHERE TO THESE REGULATIONS, WE ARE REQUIRED TO COMPLETE ANTI MONEY LAUNDERING CHECKS AND I.D. VERIFICATION.

WE ARE ALSO REQUIRED TO COMPLETE CHECKS ON ALL BUYERS' PROOF OF FUNDING AND SOURCE OF THOSE FUNDS ONCE AN OFFER HAS BEEN ACCEPTED, INCLUDING THOSE WITH GIFTED DEPOSITS/FUNDS.

FROM THE 1ST NOVEMBER 2025, A NON-REFUNDABLE COMPLIANCE FEE FOR ALL BUYERS OR DONORS OF MONIES WILL BE REQUIRED. THIS FEE WILL BE £30.00 PER PERSON (INCLUSIVE OF VAT). THESE FUNDS WILL BE REQUIRED TO BE PAID ON THE ACCEPTANCE OF AN OFFER AND PRIOR TO THE RELEASE OF THE MEMORANDUM OF SALE.

CURRENT UTILITY SUPPLIERS

Gas

Electric

Water - Mains

Sewage - Mains

Broadband supplier

FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website regarding flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

BROAD BAND SPEEDS

Please check with Ofcom, and for further information, the Open Reach web site. Links are provided for your information

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

<https://www.openreach.com/>

SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education>

[/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx](https://www.derbyshire.gov.uk/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx)

<http://www.derbyshire.gov.uk/>

CONDITION OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 07/2025) A



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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