



Neville Close, Rolleston on Dove,  
Burton-on-Trent



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£280,000



## Key Features

- Superb Detached Bungalow
- Two Double Bedrooms
- Village Cul De Sac Location
- Extensive Driveway & Garage
- Upvc Double Glazing
- Gas Fired Central Heating
- EPC rating C
- Freehold





Newton Fallowell are delighted to be able to offer for sale this gas centrally heated and Upvc double glazed detached bungalow residence which occupies an extremely popular location on the outskirts of Rolleston village. The property has been built to a high level of specification and a recommended internal inspection will reveal spacious well planned living accommodation briefly comprising: - Entrance hall, large rear lounge with conservatory off, fitted breakfast kitchen, separate utility room, two double bedrooms and well appointed bathroom. Outside are easy to maintain gardens to front and rear together with ample parking and garaging. Quite simply a rare opportunity not to be missed.

#### Accommodation in Detail

Half obscure double glazed entrance door leading to

#### Spacious Entrance Hall

with coving to ceiling, access to loft space, one central heating radiator, thermostatic control for central heating, large shelved cloaks cupboard and further shelved cupboard providing useful storage space.

#### Reception Room 11'8" x 16'10"

with solid cream granite contemporary fire surround with matching hearth and inset Living Flame gas fire, Upvc double glazed window to rear elevation and Upvc double glazed French doors leading into conservatory, one central heating radiator and coving to ceiling.

#### Conservatory 16'5" x 6'4"

Featuring terracotta ceramic tiled floor, opening Upvc glazed units with top lights and French doors leading out onto rear garden.

#### Breakfast Kitchen 11'2" x 13'2"

having an extensive range of cream fitted base and eye level units with complementary granite effect working surfaces, low density spotlights to ceiling, one central heating radiator, Upvc double glazed window to front elevation, concealed under unit lighting, stainless steel sink and drainer, integrated Firenzi dishwasher together with matching brushed stainless steel four ring gas hob, oven and extractor hood over and integrated fridge.

#### Master Bedroom 13'3" x 10'8" extending to 13'2"

with Upvc double glazed square bay window to front elevation and one central heating radiator.

#### Bedroom Two 12'9" x 11'9"

with Upvc double glazed window to rear elevation and one central heating radiator.

#### Large refitted Shower Room

having a quality suite comprising over size shower tray, vanity wash hand basin with cupboard under, low level twin flush w.c, obscure Upvc double glazed window to side elevation, fitted extractor vent, chrome towel radiator, fitted shaver point and full tiling to both floor & walls.

#### Outside

To the front is a block pavior driveway providing hard standing to two cars together with a lawned fore garden. To the rear is an easy to maintain enclosed garden which is generally hard landscaped.

#### Garage 18'7" x 9'7"

Available in a separate block is a garage which has electric light and power.





### Services

All mains services are believed to be connected to the property.

### Measurement

The approximate room sizes are quoted in imperial. The metric equivalent is included in brackets.

### Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

### Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.





GROUND FLOOR  
942 sq.ft. (87.5 sq.m.) approx.



2A NEVILLE CLOSE, ROLLESTON-ON-DOVE

TOTAL FLOOR AREA : 942 sq.ft. (87.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission 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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