Craythorne Road, Rolleston on Dove, Burton on Trent, DE13 0BA

Prices From £419,995

Open House
estate agents

Craythorne Road, Rolleston on Dove, Burton on Trent, DE13 0BA
Prices From £419,995

RESERVE ANY BRAMBLE BEFORE 30TH APRIL 2025 AND RECEIVE LUXURY FLOORING, TURF AND A £10,000 DISCOUNT!

The Bramble is a detached dormer bungalow that is an accessible and adaptable dwelling. The front door opens into the hallway, where the open and expansive lounge complete with a bay window, full-size bathroom, open-plan kitchen/diner and master bedroom can be accessed.

Up the stairs, you will find two double bedrooms, and an additional bathroom. Additional storage can also be accessed from the landing. The Bramble also has a single garage.

With a rich and fascinating history dating back to the 11th century, Rolleston-on-Dove is a village and civil parish in Staffordshire. Today, Rolleston-on-Dove has retained much of its historic charm and has become a thriving village with a strong sense of community.

There is an impressive range of local amenities to explore, including shops, pubs, restaurants, and several community groups and clubs. The River Dove runs through the village, which is surrounded by stunning countryside, making it perfect for those looking for a quieter and more peaceful experience.

Rolleston-on-Dove village is home to several historic buildings and landmarks, including St Mary's Church, which dates to the 12th century, and Rolleston Hall, a Grade ll listed building that was built in the 17th

century.

The development is surrounded by open countryside, but amenities are not too far away, and with the development being or over 55s only, the location offers peaceful security.

Measurements:
Kitchen / Dining 4.17m x 3.53m 13'8" x 11'7"
Lounge 4.54m x 3.03m 14'11" x 9'11"
Master Bedroom 2.84m x 4.64m 9'4" x 15'3"
Bedroom Two 3.45m x 4.46m (max) 11'4" x 14'8" (max)
Bedroom Three 3.37m x 4.46m (max) 11'1" x 14'8" (max)

Additional Information:
Tenure: Freehold
EPC Rating: B
Council Tax Band:
Local Authority East staffordshire:

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

We wish to clarify that these particulars should not be relied upon as a statement or representation of fact and do not constitute any part of an offer or contract. Buyers should satisfy themselves through inspection or other means regarding the correctness of the statements contained herein.

Please also be aware that we have not verified the condition of the appliances or the central heating system included in the sale, and buyers are advised to conduct their own assessments before entering into a contract.

Money Laundering Regulations 2003:

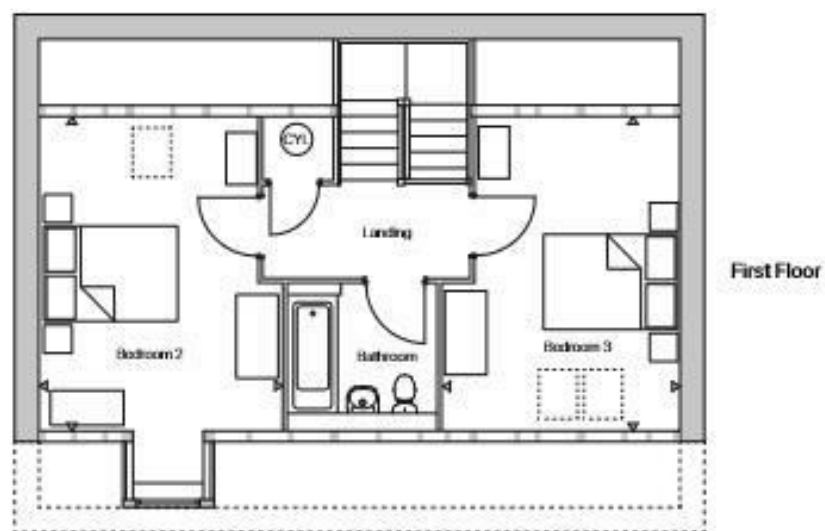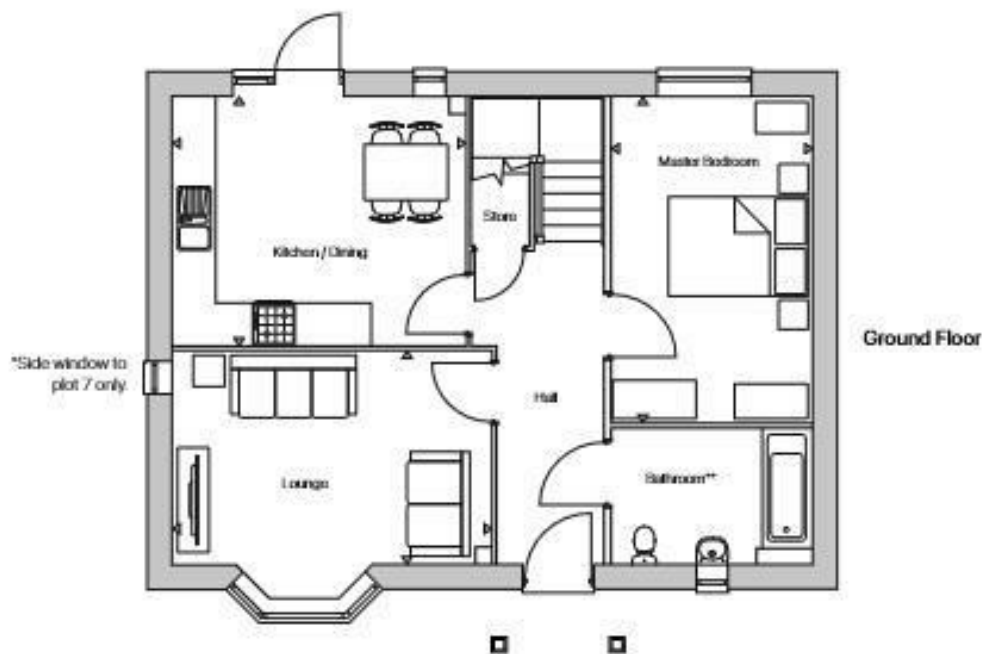In accordance with the Money Laundering Regulations 2003, we are obligated to verify your identification before accepting any offers.
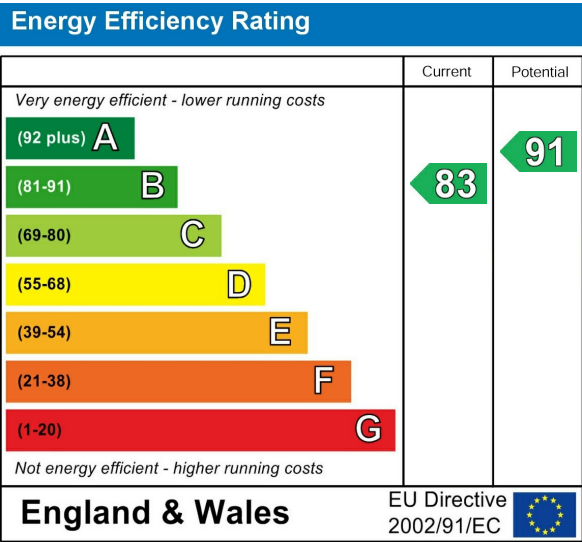
Ground Floor

Kitchen / Dining

Store

Master Bedroom

*Side window to plot 7 only.

Lounge

Hall

Bathroom**

First Floor

CYL

Landing

Bedroom 2

Bathroom

Bedroom 3

Room	Measurements	
Kitchen / Dining	4.17m x 3.53m	13'8" x 11'7"
Lounge	4.54m x 3.03m	14'11" x 9'11"
Master Bedroom	2.84m x 4.64m	9'4" x 15'3"
Bedroom 2	3.45m (max) x 4.46m	11'4" (max) x 14'8"
Bedroom 3	3.37m (max) x 4.46m (max)	11'1" (max) x 14'8" (max)

Plots 2, 3, 4, 7*, 11(H), 12, 16(H), 19

**Option for a shower in place of the bath shown, available on selected plots (subject to build stage) speak to your Sales Executive for details.

ENERGY PERFOMANCE CERTIFICATE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		91
(69-80) C	83	
(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

LOCAL AUTHORITY

TENURE
Freehold

COUNCIL TAX BAND

VIEWINGS
By prior appointment only

PROPERTY SUMMARY

- Detached dormer bungalow in exclusive over 55s development
- Three well-proportioned bedrooms, including ground-floor master
- Spacious lounge with feature bay window
- Stylish kitchen and dining area
- Modern bathroom on each floor
- Beautifully designed to 1,144 sq ft of internal space
- Optional single garage
- Energy efficient with EPC rating B
- Landscaped rear garden
- Sought-after village location with countryside views and local amenities

Map data ©2025
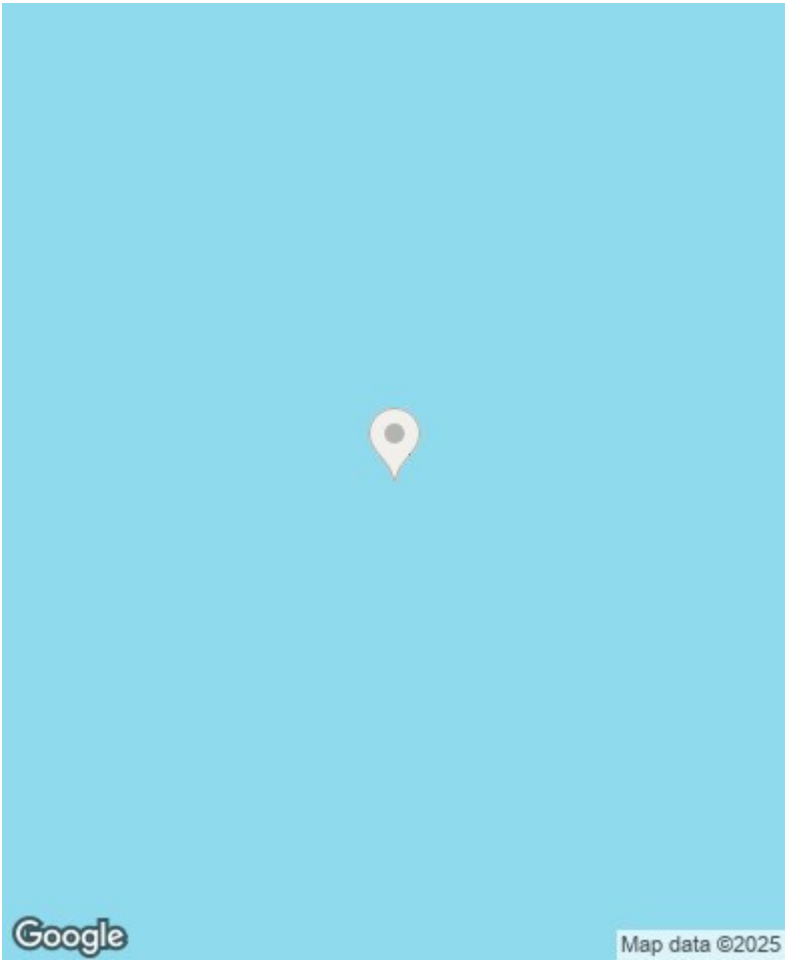
31 West Street, Swadlincote, DE11 9DN

Tel: (01283) 240632

Email: BurtonSwad@localagent.co.uk

www.openhouselocal.co.uk