

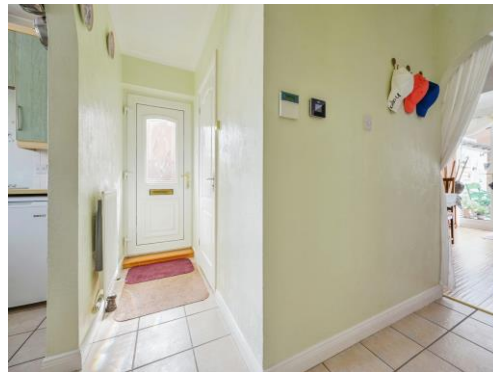


Croft Close
Rolleston-On-Dove Burton-On-Trent



Croft Close Rolleston-On-Dove Burton-On-Trent DE13 9AF

for sale
£270,000



Property Description

Burchell Edwards are delighted to bring to market this 2-bedroom semi-detached bungalow, situated in the highly desirable village of Rolleston-Upon-Dove.

This sought after residential area is relaxed with only a small number of local amenities and country pubs which service this quiet and upmarket village.

Presented well for sale, arrival at the property welcomes via a large block-paved driveway, enclosed by wall and railing. Gated access leads through to the adjoining work shop, providing ample storage space with lined and plastered internal walls.

Leading through to the low-maintenance rear garden, this boasts a true surprise package - a 360 degree rotating garden pod for sheltered outdoor entertaining (available by separate negotiation).

Entry to the property at the side leads into an inviting hallway, with fully-tiled wetroom and modern fitted kitchen to either side. Leading through to the lounge reception room, this is light and airy thanks to large bay window overlooking the front garden.

The hallway also offers ladder access to the boarded and insulated loft room, proving further storage and featuring the recently replaced combi boiler as well as a PIV unit.

The master bedroom and 2nd bedroom are towards the rear of the bungalow, with the 2nd currently being used as a separate dining room and with French patio doors out from the extended area. In addition the windows have recently been upgraded with argon gas and floors refitted.

Entrance Hallway

Tiled flooring, central heating radiator and spotlights.

Lounge

12' 2" x 11' 11" (3.71m x 3.63m)

Double glazed bay window to front elevation, central heating radiator and carpet.

Kitchen

9' 2" x 6' (2.79m x 1.83m)

Double glazed bay window to front elevation with blinds, a range of wall and base units with work surface over incorporating a sink with

drainer unit, gas hob, electric oven, space and plumbing for washing machine, extractor, tiling to splash prone areas, vertical central heating radiator, tiled flooring and spotlights.

Bedroom One

11' 9" x 9' 11" (3.58m x 3.02m)

Double glazed window to rear elevation, vertical central heating radiator and carpet.

Bedroom Two

12' 6" x 9' 5" (3.81m x 2.87m)

Double glazed window and French doors to rear elevation, two central heating radiators, spotlights and laminate flooring.

Wet Room

Double glazed window to side elevation, W.C, wash hand basin, walk in shower, underfloor heating, tiled flooring, shaver point, extractor and central heating radiator.

Loft Space

21' 10" x 9' 7" (6.65m x 2.92m)

Double glazed velux skylight, central heating radiator, central heating boiler, carpet, spotlights, insulated and ladder access.

Front Garden

Block paved driveway providing off road parking for multiple vehicles and outside tap.

Rear Garden

Courtyard areas, gated side access via workshop and fencing to all boundaries.

Workshop

Doors to front elevation, power, lighting and carpet tiles.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

T 01283 530 169
E burton@burchelledwards.co.uk

Britannia House Station Street
BURTON-ON-TRENT DE14 1AN

EPC Rating: C

Tenure: Freehold

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