





A beautifully presented two-bedroom home, offering well-maintained accommodation throughout together with a private rear garden, single garage and generous off-road parking. Positioned within the sought-after village of Rolleston-on-Dove, this home is ideally suited to first-time buyers, downsizers or investors looking for a property ready to move straight into.



Accommodation

The accommodation begins with an entrance hallway providing access to the staircase and a useful guest cloakroom. To the front of the property is a fitted kitchen featuring a range of matching wall and base units with complementary work surfaces, integrated oven, gas hob with extractor over, inset sink and space for further appliances. To the rear, the spacious lounge/diner offers an excellent living and entertaining space with French doors opening directly onto the rear garden, allowing plenty of natural light to fill the room.

The first floor landing gives access to two well-proportioned double bedrooms. The principal bedroom benefits from fitted wardrobes, whilst the second bedroom provides a versatile space suitable as a guest room, nursery or home office. Completing the accommodation is a modern shower room, fitted with a large walk-in shower, vanity wash hand basin, low-level WC, heated towel rail and contemporary tiled walls.

Outside, the property enjoys an enclosed rear garden comprising a paved patio seating area leading onto a lawn with established shrub borders and gated side access. To the side of the property is a generous driveway providing ample off-road parking, leading to a single garage.

Situated within the ever-popular village of Rolleston-on-Dove, the property is conveniently placed for a range of local amenities including shops, pubs, schools and scenic countryside walks, whilst offering excellent transport links into Burton upon Trent, Derby and the A38.



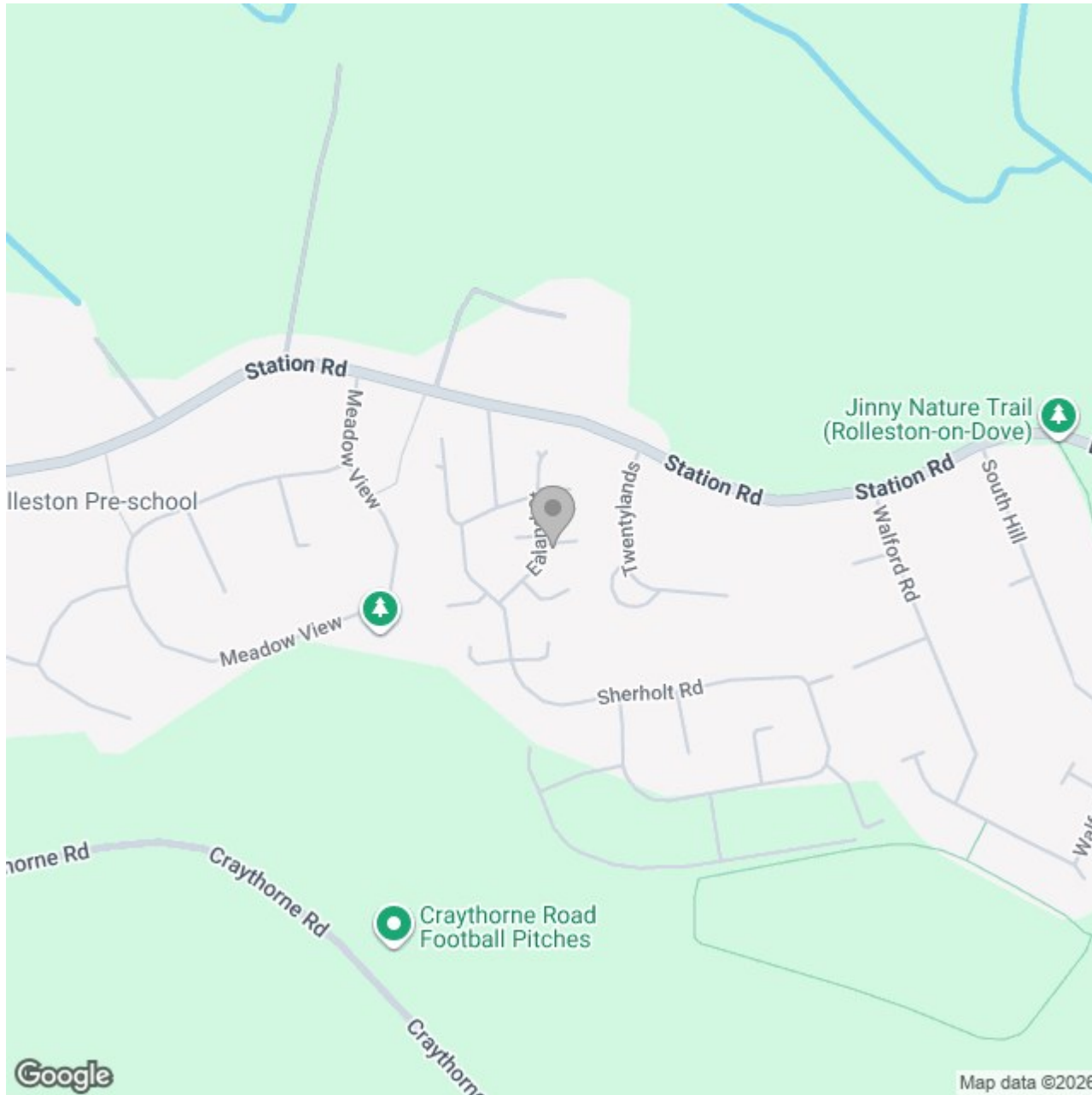












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	