





This well-presented four-bedroom townhouse, located in the desirable village of Rolleston-on-Dove, Staffordshire, offers modern family living. The property features a modern kitchen-diner, two reception rooms, an en-suite to the master bedroom, a family bathroom, and a low-maintenance, enclosed rear garden. With off-street parking, the home is conveniently situated close to local amenities, schools, and transport links, offering easy access to surrounding towns and commuter routes. Viewing is highly recommended to appreciate the accommodation on offer.



 **ABODE**
SALES & LETTINGS

Accommodation

Ground Floor

The accommodation leads through a front entrance door into an entrance hallway, with doors to the WC cloaks, study/snug, and kitchen diner, and stairs rising to the first floor. The study/snug benefits from a double glazed window to the front elevation and is a versatile room, ideal as a home office or snug. The kitchen diner, located straight ahead, features matching wall and base units with a roll edge preparation work surface, a gas hob with extractor over, and an electric oven below. There is space for a washing machine, dishwasher, and fridge freezer. The room is bright, with a double glazed window to the rear elevation and French doors leading out to the garden. Recessed spotlighting enhances the modern feel, and there is space for both seating and dining areas, making it ideal for entertaining. A built-in storage cupboard completes the kitchen diner. The WC cloaks includes a wash hand basin with mixer tap and vanity unit, low-level WC, partially tiled walls, and a double glazed window to the front elevation.

First Floor

The first floor landing provides access to the living room and master bedroom. The living room, featuring two double glazed windows to the rear elevation, offers ample space for sofas and other furniture, creating a cosy, relaxing environment. The master bedroom, which comfortably fits a double bed, includes built-in wardrobes and a double glazed window to the front elevation. A door leads to the en-suite, which has a modern three-piece suite comprising a shower cubicle with gravity-fed



shower, low-level WC, sink with mixer tap and vanity unit, and recessed spotlighting. The en-suite is finished with tiled floors and walls, and a double glazed window with opaque glass to the front elevation.

Second Floor

The second floor landing has doors leading to the family bathroom and additional bedrooms. The family bathroom includes a three-piece suite with a bath and gravity shower over, low-level WC, wash-hand basin with mixer tap and vanity unit, and tiled walls. A double glazed window with







opaque glass overlooks the front elevation. The second bedroom is a double room with built-in wardrobes and a double glazed window to the front elevation. The third bedroom, also a double, features a built-in wardrobe and double glazed window to the rear elevation. The fourth bedroom, currently used as a study, has a double glazed window to the rear elevation and could serve as a single bedroom or home office.

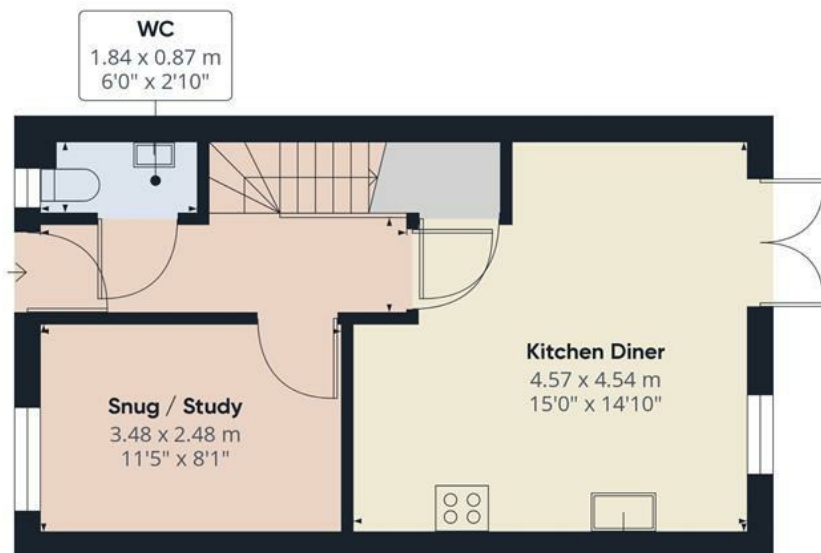
Outside

To the front of the property is a fore garden with a pathway leading to the front entrance door. Opposite the property, there is parking facility. The enclosed rear garden, designed for low maintenance, features two patio areas one directly adjacent to the property, and a second seating area accessed via steps leading to a decked area, perfect for outdoor dining. The garden is enclosed by timber fencing for privacy.

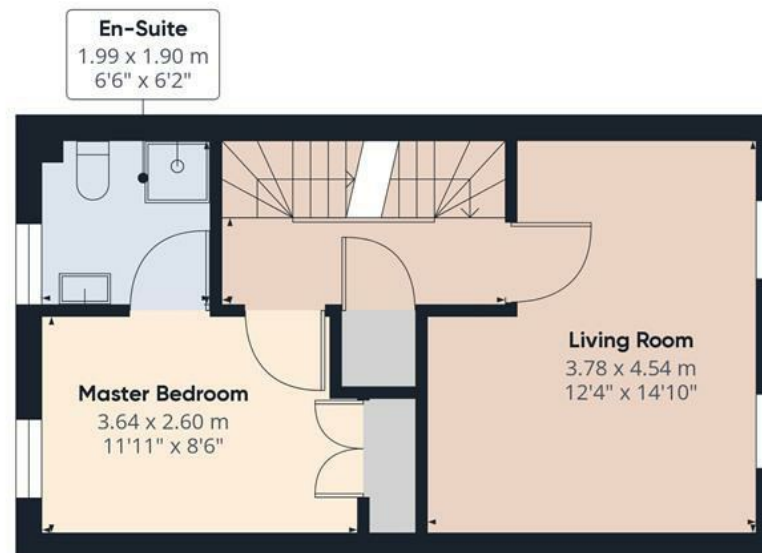




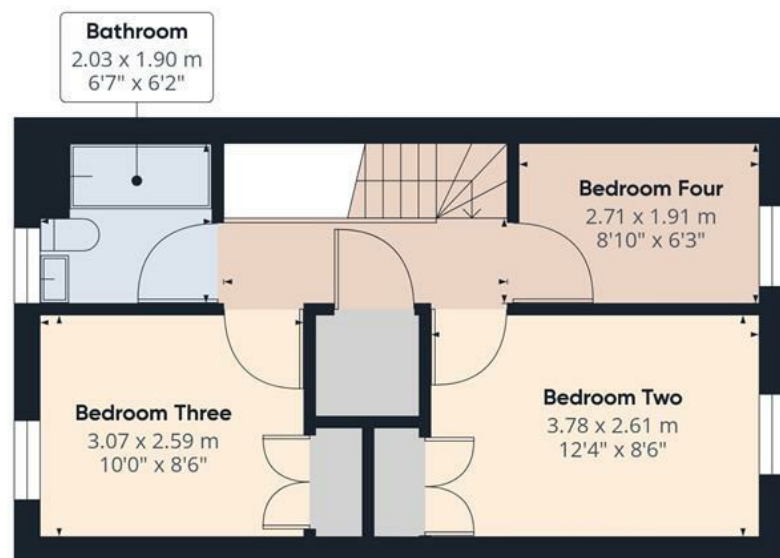




Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

101.93 m²

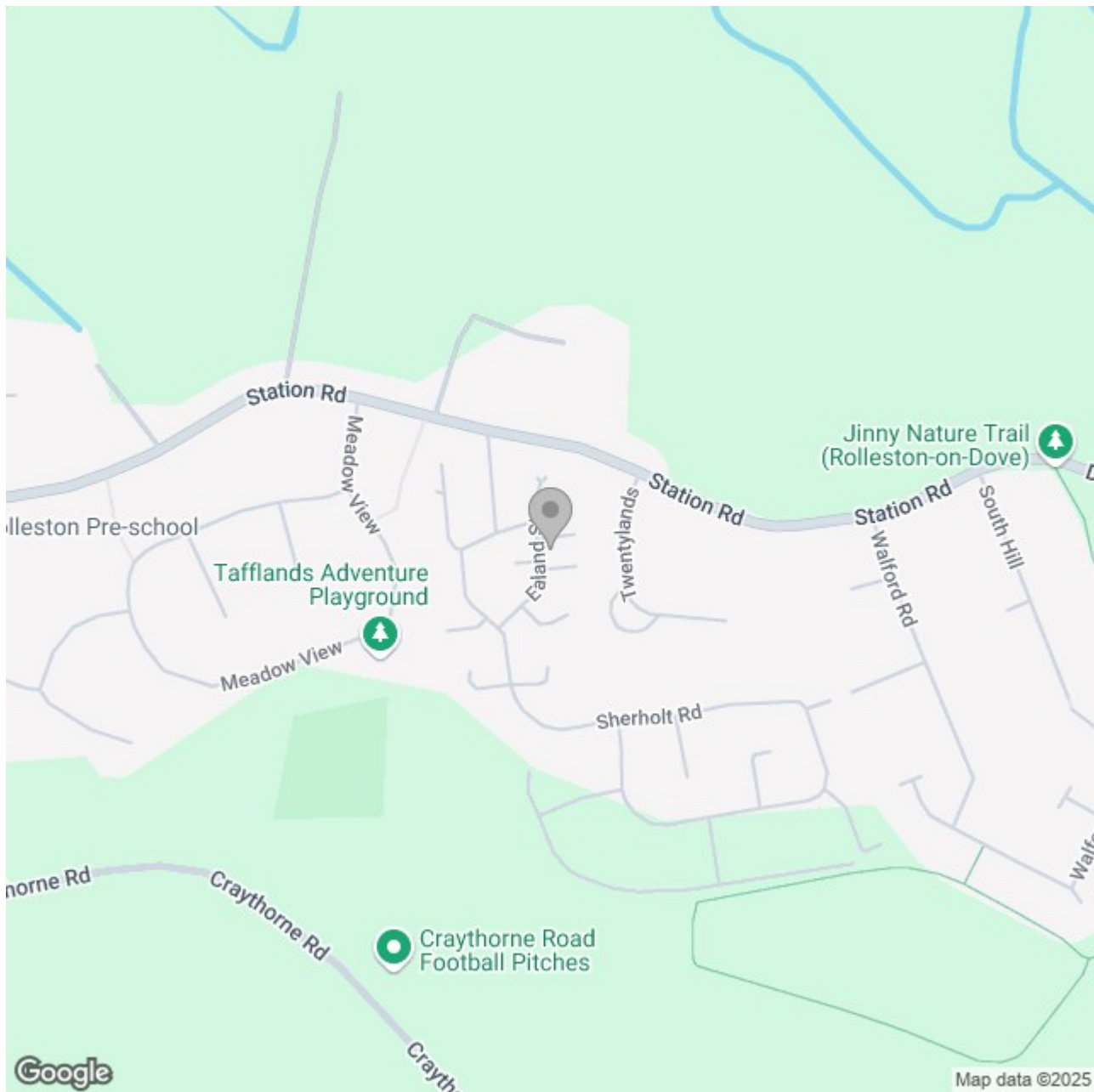
1097.17 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	74	
(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
 