





ABODE



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Situated on a private secluded drive in the heart of Rolleston-on-Dove, this beautifully maintained detached bungalow offers well-presented and spacious single-level accommodation. Set behind a manicured front garden with topiary borders and a gravel driveway, the property features a detached single carport with up and over door and tiled roof and gated side access leading to a charming and private rear garden.



## Accommodation

Internally, the property is accessed via a front entrance door that opens into a central hallway with loft access and doors to all principal rooms. The generous living room features a wide double-glazed window overlooking the rear garden, a central heating radiator, and a focal point fireplace with marble surround. Adjacent is the formal dining room, which enjoys patio door access to the rear garden, creating a seamless indoor-outdoor connection.

The kitchen is fitted with a range of white wall and base units, contrasting green tiled splash backs, and integrated appliances including a oven and hob, with a rear window providing natural light and views of the rear. A door from the kitchen leads to a useful utility room with plumbing for white goods and access to the front.

There are two spacious double bedrooms, both of which benefit from large windows and ample space for wardrobes and furnishings. The bathroom is fitted with a four-piece suite comprising a panelled bath, separate shower cubicle, pedestal wash basin, and low-level WC, with full-height tiling and a heated towel rail.

Externally, the rear garden is a well-stocked and thoughtfully landscaped space with raised borders, paved patios, mature planting, workshop and potting shed, Ideal for keen gardeners or those seeking a tranquil retreat.

Offered with no upward chain, this detached



bungalow presents a rare opportunity for down-sizers or buyers seeking living in a well-regarded village location.

## Location

Rolleston-on-Dove is a picturesque and highly desirable village situated to the north of Burton-upon-Trent, offering a blend of rural charm and practical convenience. The village boasts a selection of local amenities including a convenience store, post office, pubs, a village hall, and recreational facilities. Known for its community spirit and







attractive surroundings, Rolleston also features scenic walking routes along the River Dove and access to nearby countryside. The village is well-regarded for its excellent local schools and has good transport links to Burton town centre, Derby, and the A38, making it an ideal location for families and commuters alike.

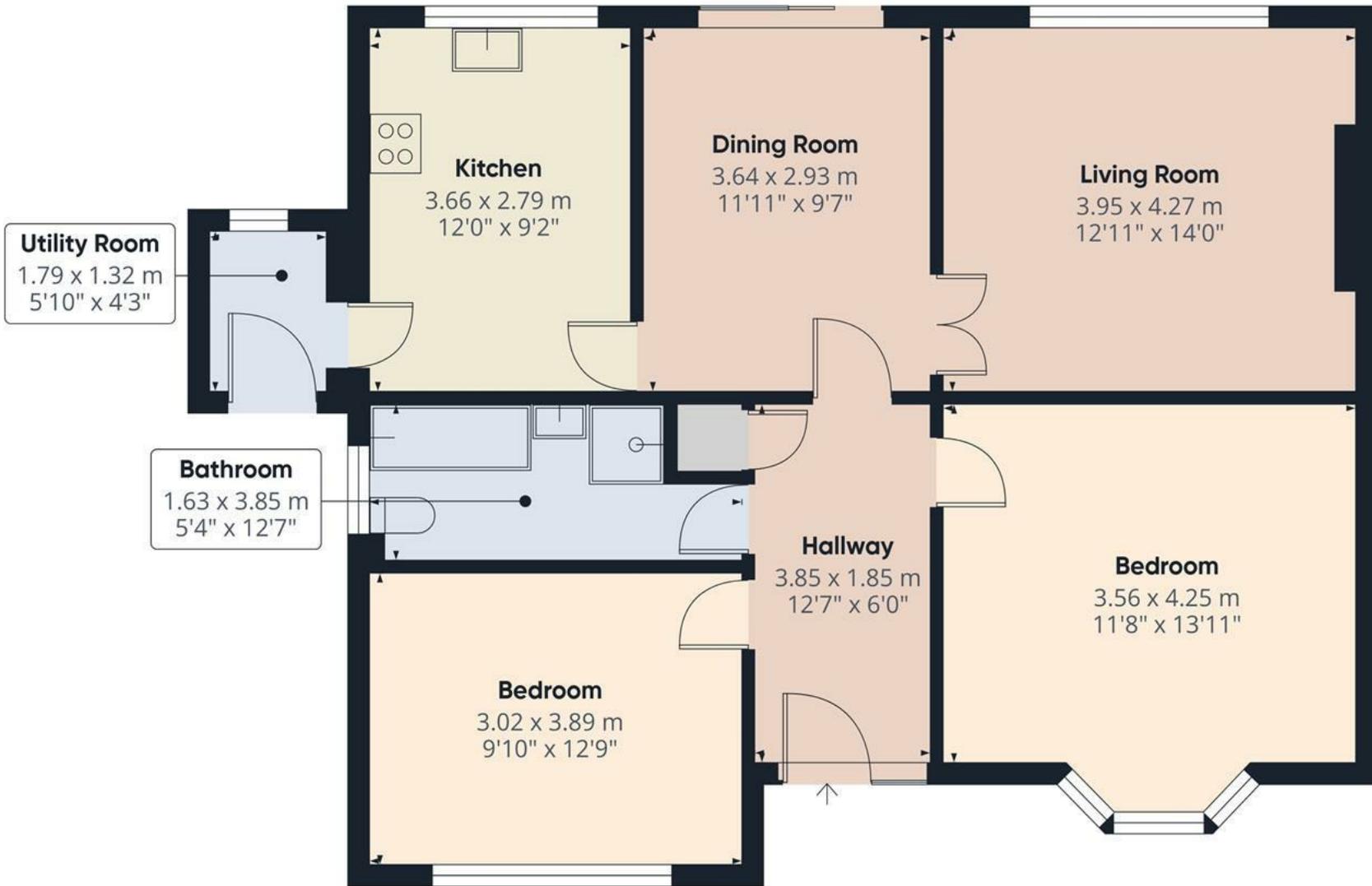












**Approximate total area<sup>(1)</sup>**  
82.4 m<sup>2</sup>  
887 ft<sup>2</sup>

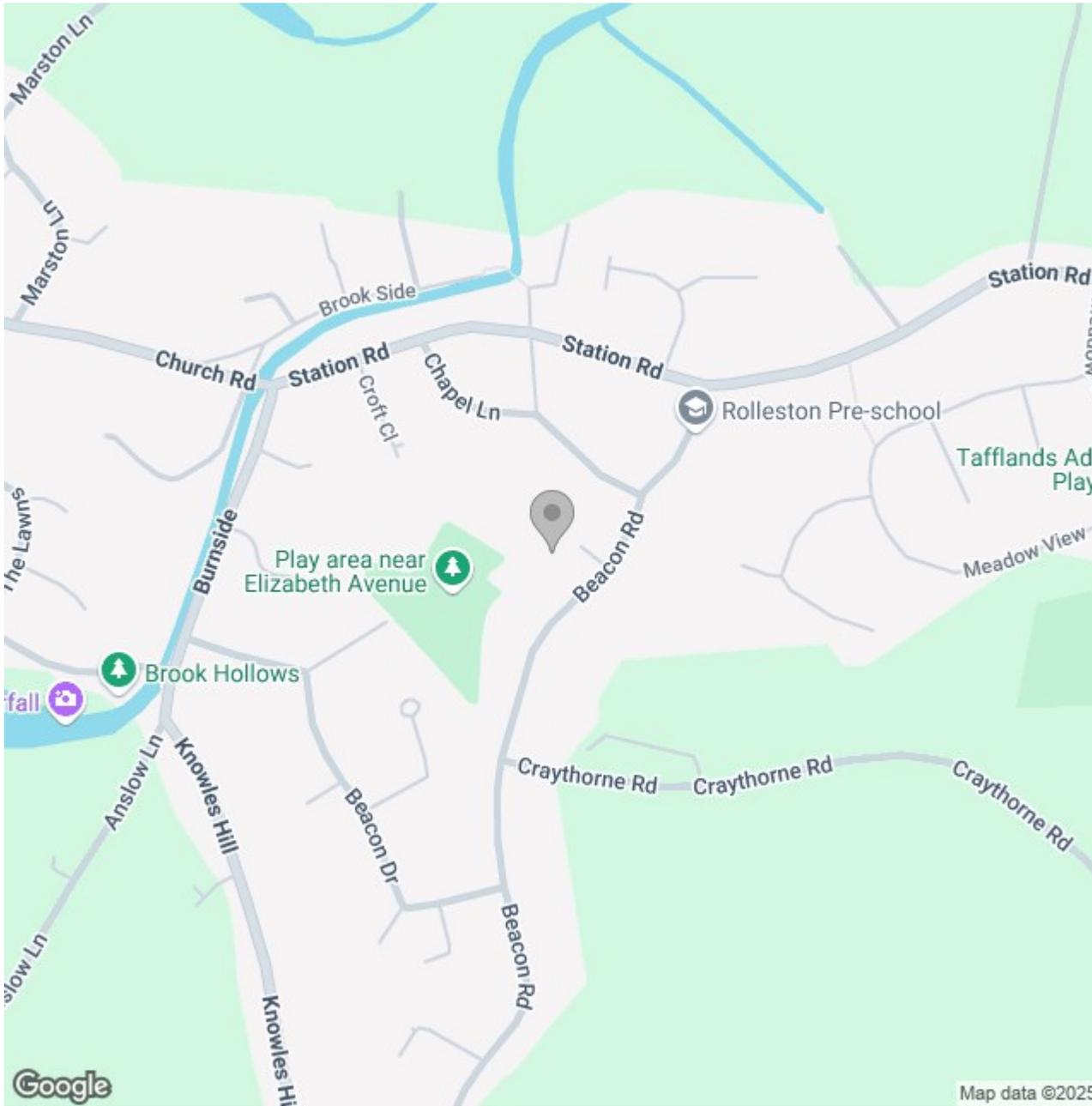
(1) Excluding balconies and terraces.

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**





## Energy Efficiency Rating

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