



97 Knowles Hill

Rolleston-On-Dove, Burton-On-Trent, DE13 9DZ

Located in the ever-popular village of Rolleston-on-Dove, this well-proportioned three-bedroom semi-detached home offers a spacious internal layout, generous off-street parking, and an impressively mature rear garden with detached brick built garage. With a bay-fronted façade and characterful touches throughout, the property also includes two reception rooms, a modern fitted kitchen, a downstairs WC, a first-floor shower room, and three well-sized bedrooms. An ideal family home in a sought-after setting close to well-regarded schools, parks, and transport links.

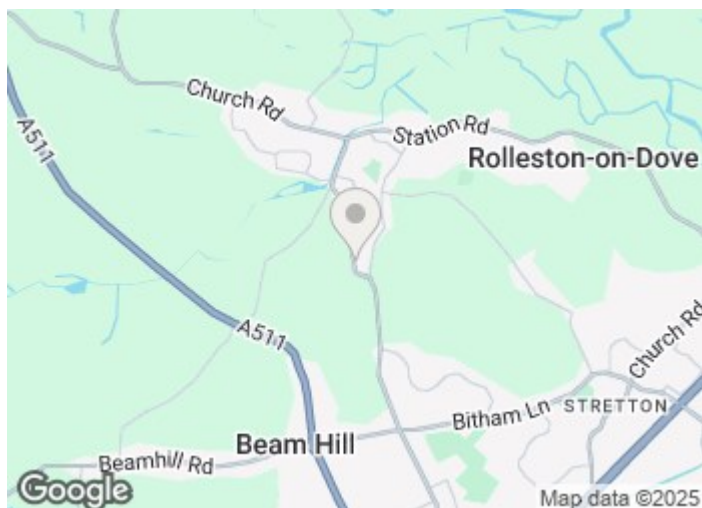
Asking Price £279,999

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Accommodation



Directions



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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	