

Rosliston Road South, Drakelow, DE15 9UD  
**Offers Over £270,000**





ABODE



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Offered for sale with no upward chain, this detached three-bedroom bungalow provides spacious single-storey living and is situated on the outskirts of Burton-on-Trent, set back from the road along a private driveway serving just two properties. The home offers a superb opportunity for those seeking a well-proportioned property with scope to personalise. The interior features a welcoming entrance porch, generous living room, conservatory overlooking the rear garden, fitted kitchen with integrated appliances, two bathrooms, and an attached garage with internal access. Outside, there is ample off-street parking and an attractive, mature rear garden enjoying a good degree of privacy.



## Accommodation

### Ground Floor

The accommodation begins with an enclosed entrance porch with tiled flooring, leading through to the main hallway providing access to all principal rooms. The living room is a bright and comfortable space featuring a central fireplace and sliding doors opening into the conservatory, which enjoys pleasant views across the rear garden.

The kitchen is fitted with a range of matching wall and base units complemented by tiled splash backs and integrated appliances including an oven, hob, and extractor. A rear door provides direct access to the patio and garden.

The property includes three bedrooms, two of which are generous doubles with built-in storage, while the third offers versatility for use as a study or guest room. There are two bathrooms: one with a three-piece suite including a corner bath and bidet, and a second with a shower cubicle, wash basin, and WC.

### Outside

The property is set back from the road along a private driveway shared with just one other home, providing a high degree of privacy and a sense of exclusivity. A large block-paved frontage offers ample off-street parking and leads to an integral garage with an electric roller door and internal access.

To the rear, the garden enjoys a generous layout with a central lawn bordered by mature shrubs, trees, and planting beds. There is a patio area ideal



for outdoor dining, together with a greenhouse, two timber storage sheds, and a small ornamental pond.

### Location

Positioned on the edge of Burton-on-Trent, the property benefits from excellent access to local amenities and transport links. Nearby facilities include supermarkets, independent shops, healthcare services, and leisure options, while pleasant countryside walks are also close by. The A38 and A511 provide convenient routes towards







Derby, Lichfield, and the wider Midlands, making this a practical and well-connected location.

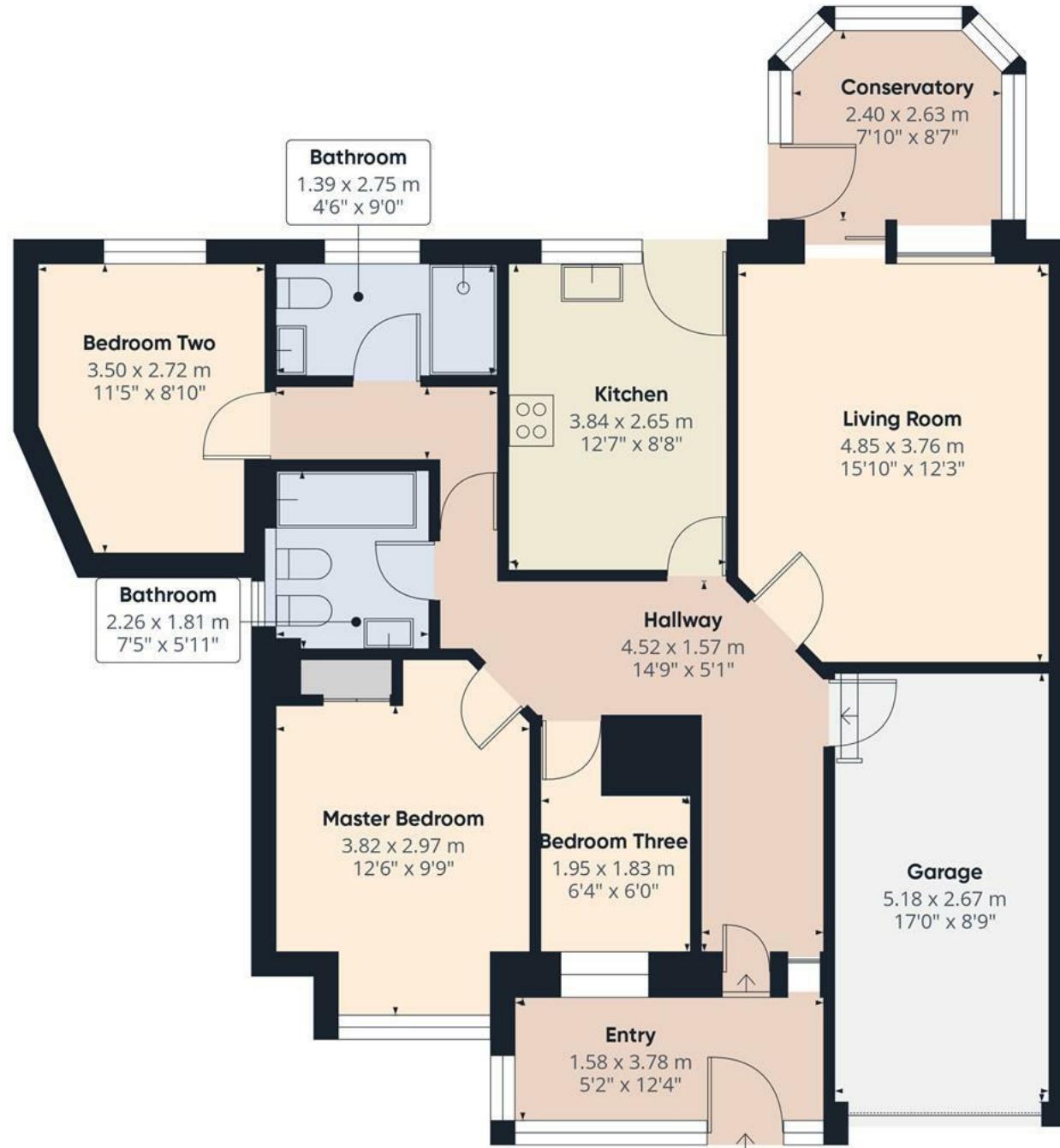








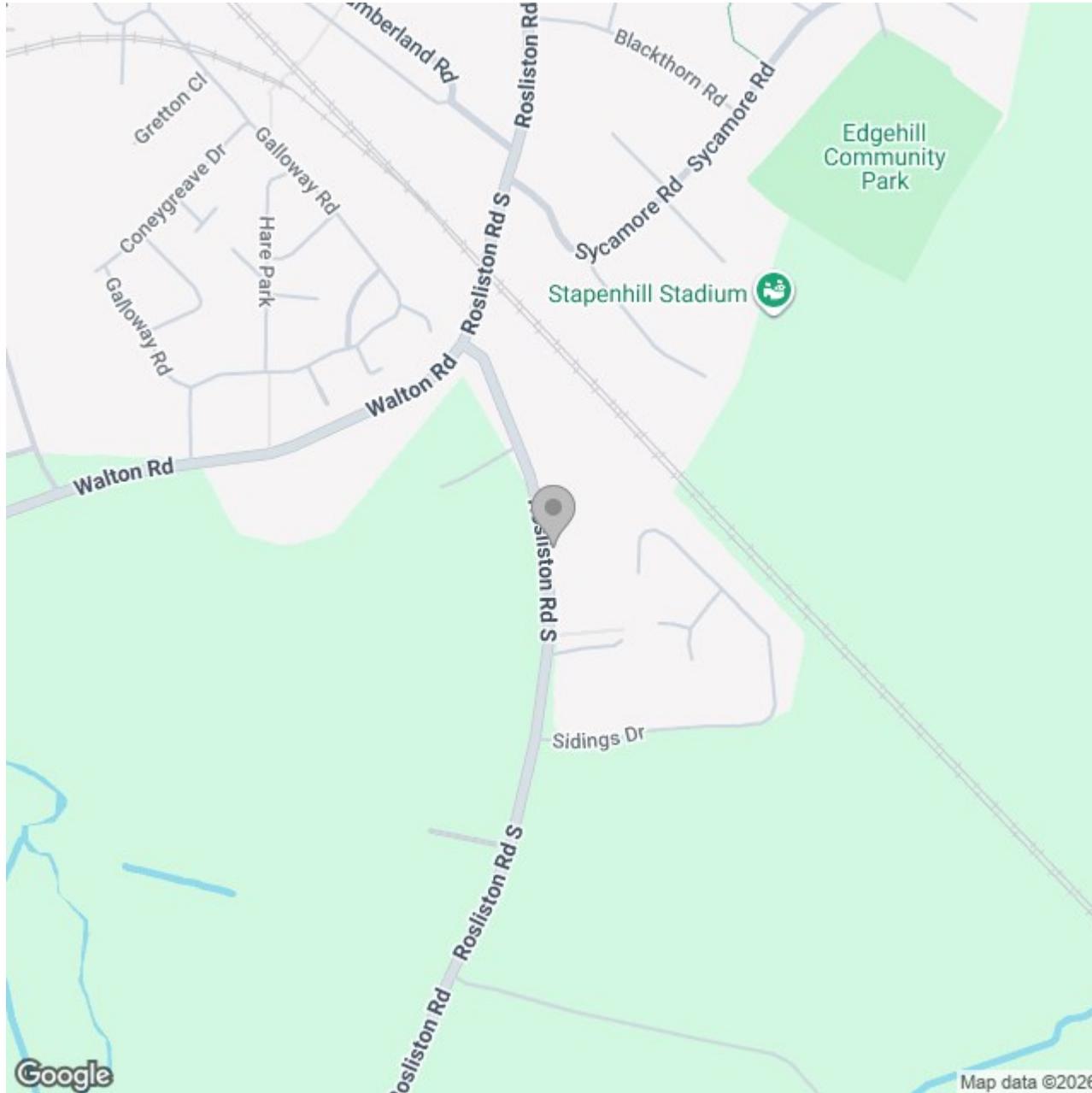




(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





## 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	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	