ABODE
SALES & LETTINGS

Rolleston Road, DE13 0JZ
Asking Price £290,000

https://www.abodemidlands.co.uk

A well-presented two-bedroom detached bungalow, occupying a substantial plot along the ever-popular Rolleston Road. Offering spacious accommodation throughout, the property benefits from a modern kitchen diner, lounge with adjoining conservatory, detached garage, ample off-road parking and a beautifully private rear garden. With excellent potential to extend (subject to the necessary planning permissions), this is a fantastic opportunity for those looking to downsize, or buyers searching for a home with scope for the future.

ABODE
SALES & LETTINGS

Accommodation

The accommodation is entered via an entrance porch, leading into a welcoming central hallway providing access to all principal rooms. Positioned to the front of the property are two generous double bedrooms, both offering ample space for freestanding furniture and served by a well-appointed family bathroom fitted with a three-piece suite incorporating a bath with shower over.

The lounge provides a comfortable reception room, with sliding patio doors opening into the adjoining sunroom, creating a wonderful additional living space overlooking the rear garden. Filled with natural light, the conservatory offers flexibility as a sitting area, dining space or garden room, with direct access from the kitchen also.

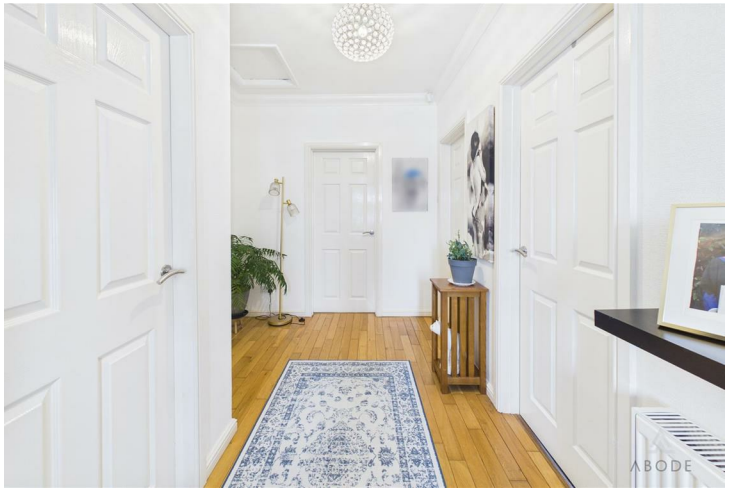
The modern kitchen diner has been thoughtfully designed with an excellent range of fitted wall and base units, integrated eye-level double oven, induction hob with extractor, breakfast bar and space for an American-style fridge freezer. A separate utility room provides further storage and appliance space, together with access to the side of the property.

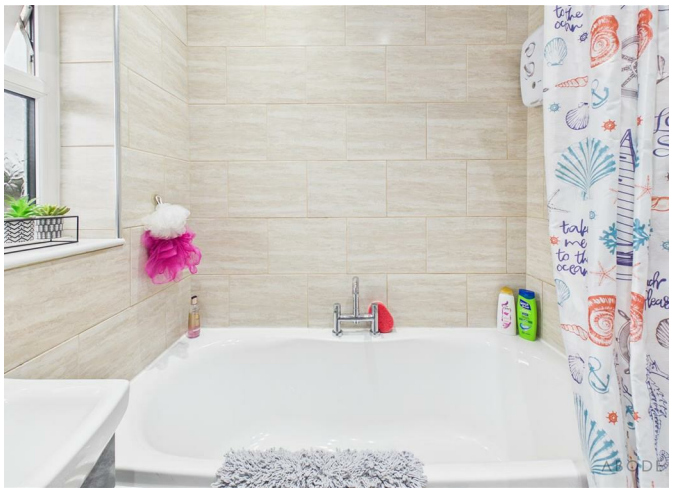
Outside, the bungalow enjoys an impressive plot, set back from the road behind a brick wall with a substantial driveway providing off-road parking for numerous vehicles. The detached garage benefits from power and lighting, offering excellent storage or workshop potential.

The rear garden is undoubtedly one of the

property's standout features, with a large paved patio leading onto an extensive lawn, all enclosed by mature hedging and fencing to create a private and peaceful setting. The size of the plot also offers exciting potential for extension or further development, subject to obtaining the relevant planning permissions.

Rolleston Road remains one of Burton upon Trent's most desirable residential locations, offering excellent access to Burton town centre, nearby countryside walks, well-regarded schools, everyday amenities and convenient road





links, making this an exceptional opportunity in a highly sought-after position.

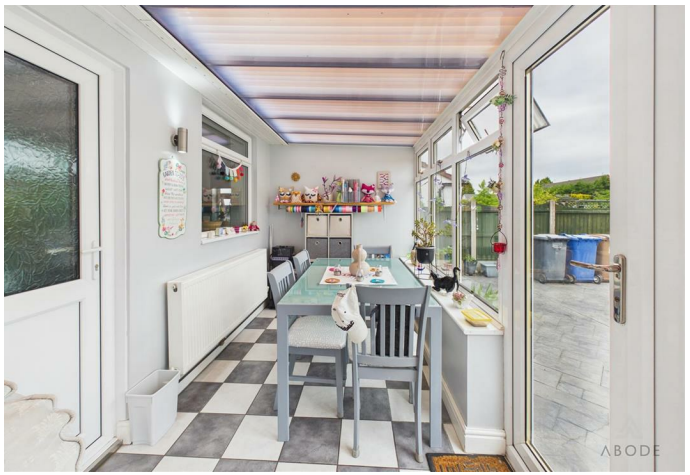
ABODE

ABODE

ABODE

ABODE

ABODE


ABODE

ABODE

ABODE

ABODE

ABODE

ABODE

ABODE

ABODE

ABODE

ABODE

ABODE

ABODE

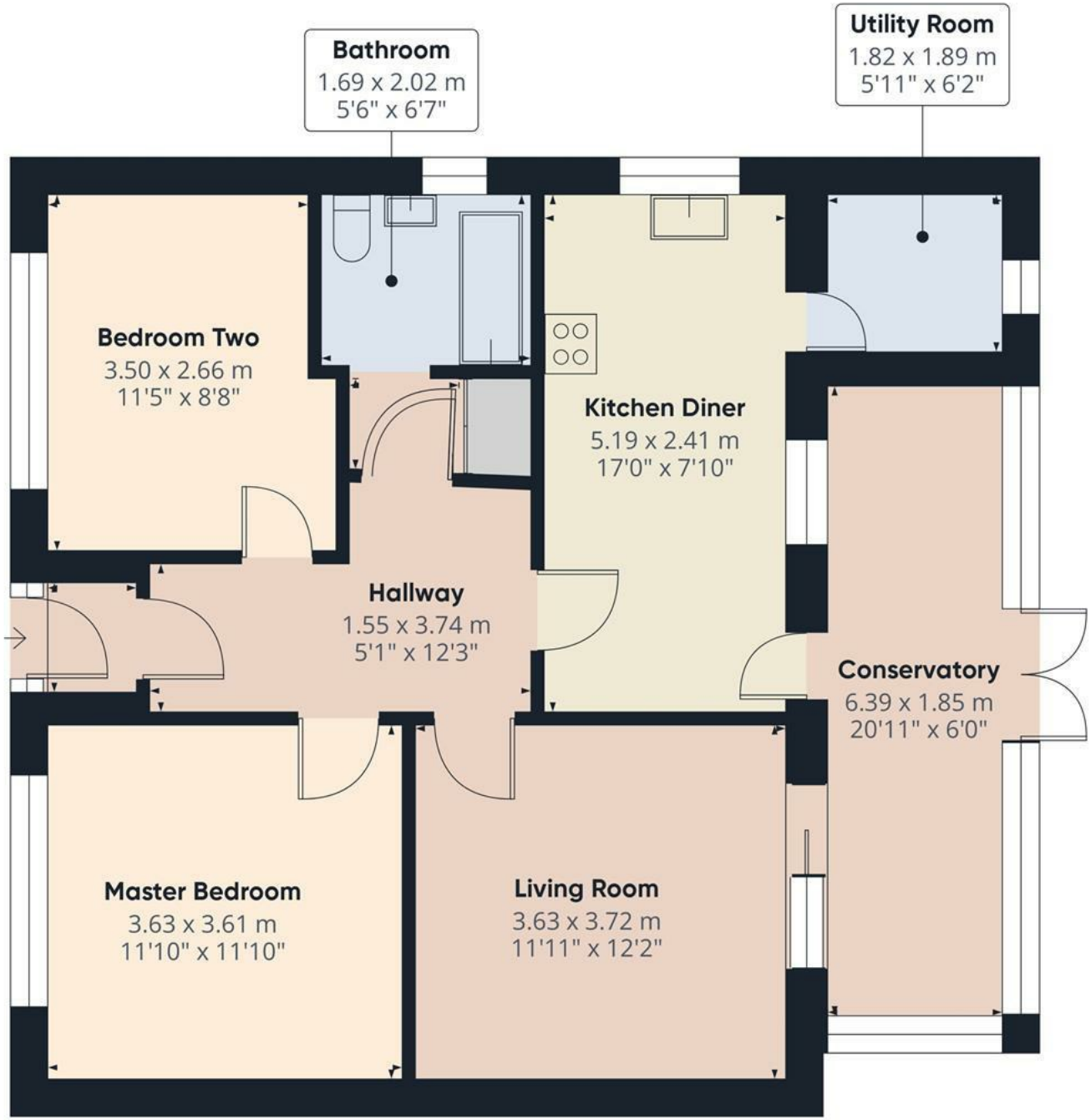
ABODE

ABODE

ABODE

ABODE

ABODE



ABODE

Approximate total area(1)

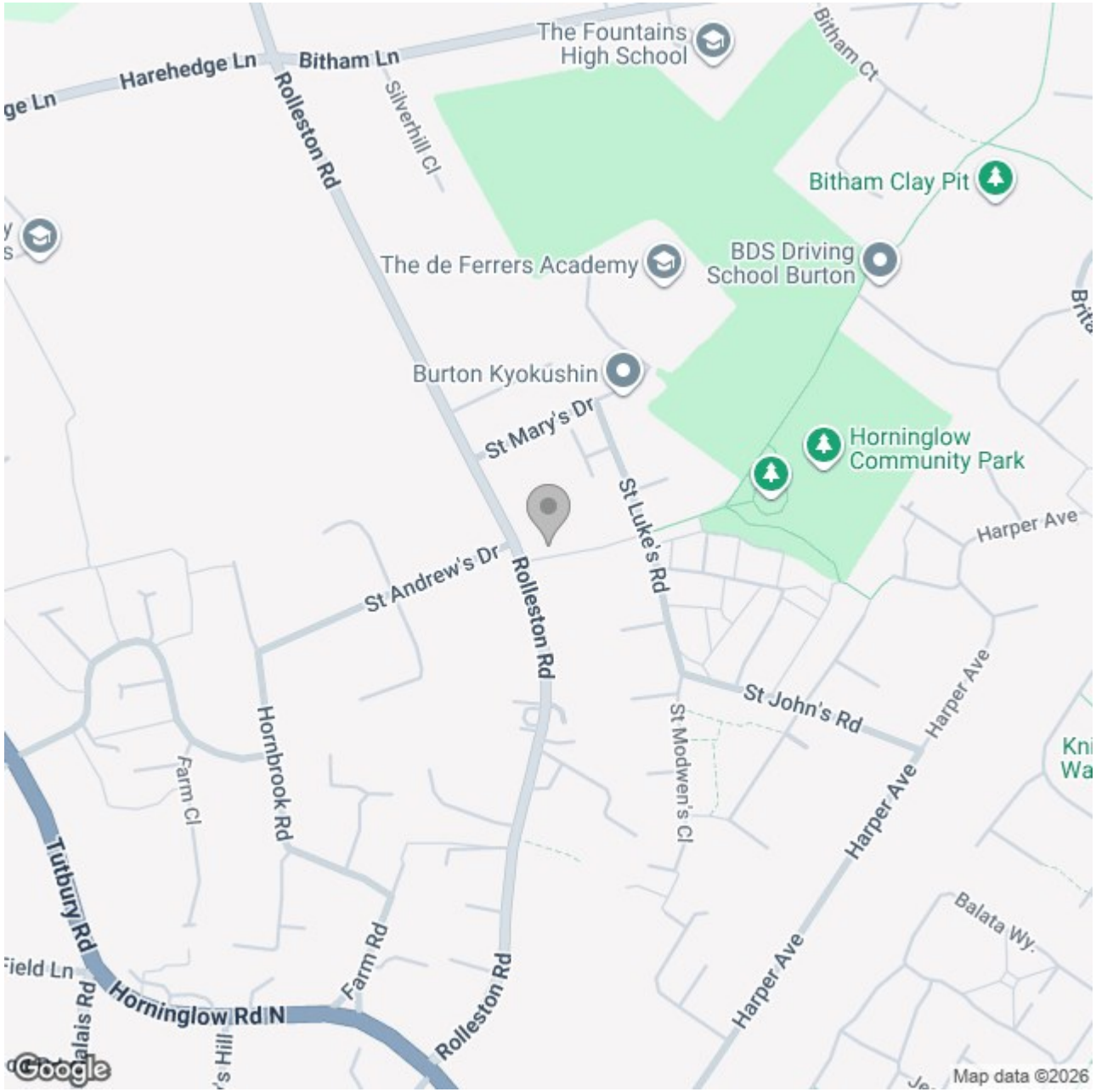
80.1 m²

863 ft²

(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.

GIRAFFE360



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

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.