





Set in the heart of the sought after village of Rolleston on Dove, this well presented two bedroom semi detached home enjoys a tucked away position set back from the road. Offering gas central heating and double glazing throughout, the accommodation briefly comprises an entrance hallway, spacious lounge, fitted kitchen, and a versatile dining room/home office. To the first floor are two generously sized double bedrooms and a family bathroom. Externally, the property benefits from an enclosed rear garden, off-road parking, and a garage.



Entrance Hallway
4'4 x 2'8

Living Room
10'5 x 19'9

Kitchen
13'4 x 6'9

Dining Room/Office
9'10 x 12'2

First Floor

Bedroom
10'8 x 10'10

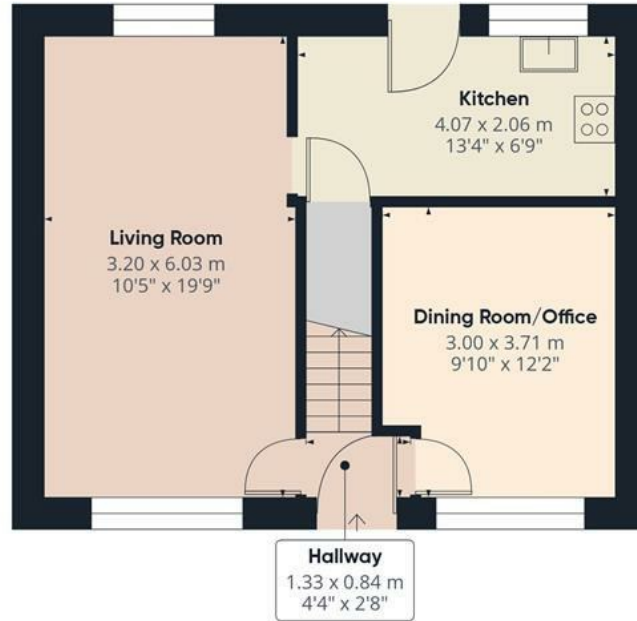
Bedroom
10'4 x 9'9

Bathroom
6'7 x 5'5

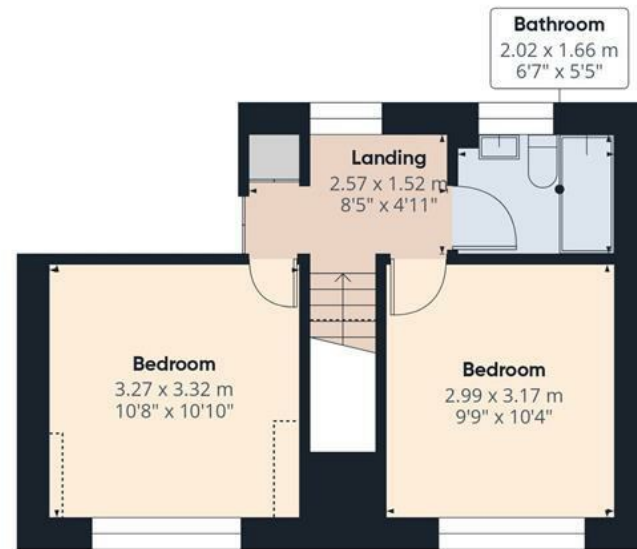








Floor 0



Floor 1



Approximate total area^m

71.2 m²

767 ft²

Reduced headroom

0.6 m²

6 ft²

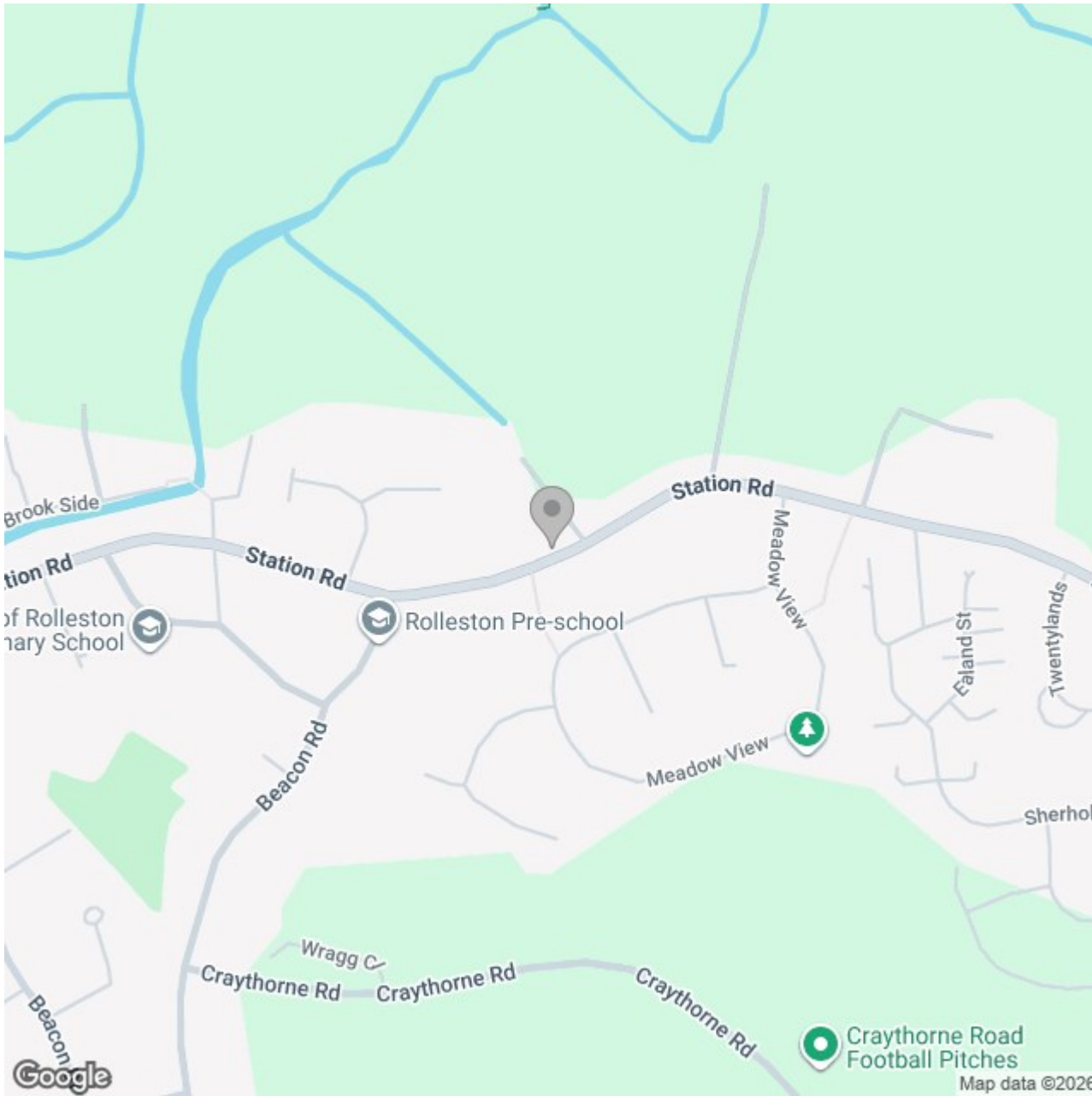
(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

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		87
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	