





Occupying a highly regarded position along Church Road in the heart of Rolleston-on-Dove, this exceptional two-bedroom detached bungalow offers a rare opportunity to acquire a beautifully presented home combining generous single-storey living with an outstanding rear extension creating a stunning open-plan kitchen, dining and living space. Thoughtfully improved and immaculately maintained throughout, the property enjoys spacious accommodation together with a landscaped garden, detached garage and extensive off-street parking, all within a sought-after village location.



Accommodation

The true focal point of the home is undoubtedly the impressive rear extension, designed to create a superb open-plan living environment ideal for both everyday family life and entertaining. Featuring a vaulted ceiling with multiple skylights, the space is flooded with natural light, whilst bifold doors open directly onto the rear patio, seamlessly connecting the indoor and outdoor spaces. The kitchen itself is fitted with an extensive range of matching wall and base units together with a substantial central island providing additional preparation space and seating potential. The open-plan layout continues through to the dining area and further living space where a feature fireplace with log-burning stove creates an attractive focal point alongside further glazed doors overlooking the garden.

The accommodation is entered via a welcoming entrance hallway giving access to the principal rooms. Positioned towards the front elevation is a spacious living room featuring a fireplace with timber surround and double glazed French doors leading out to the garden frontage. The master bedroom is particularly impressive in size, offering extensive space for freestanding furniture together and access to a well-appointed en-suite shower room comprising a walk-in shower, wash hand basin and low-level WC. The second bedroom is also well proportioned and serviced by a separate family bathroom fitted with a bath, wash hand basin and WC.

Externally, the property occupies an attractive plot with a generous driveway providing extensive



off-street parking leading through to the detached garage. The frontage has been attractively landscaped with a lawned garden, mature planting and pathways leading to the covered entrance porch. To the rear, the garden has been designed with ease of maintenance in mind, featuring an extensive paved patio seating area ideal for outdoor entertaining together with raised planters, mature hedging and lawned sections creating a private and established setting.

Rolleston-on-Dove remains one of the area's most



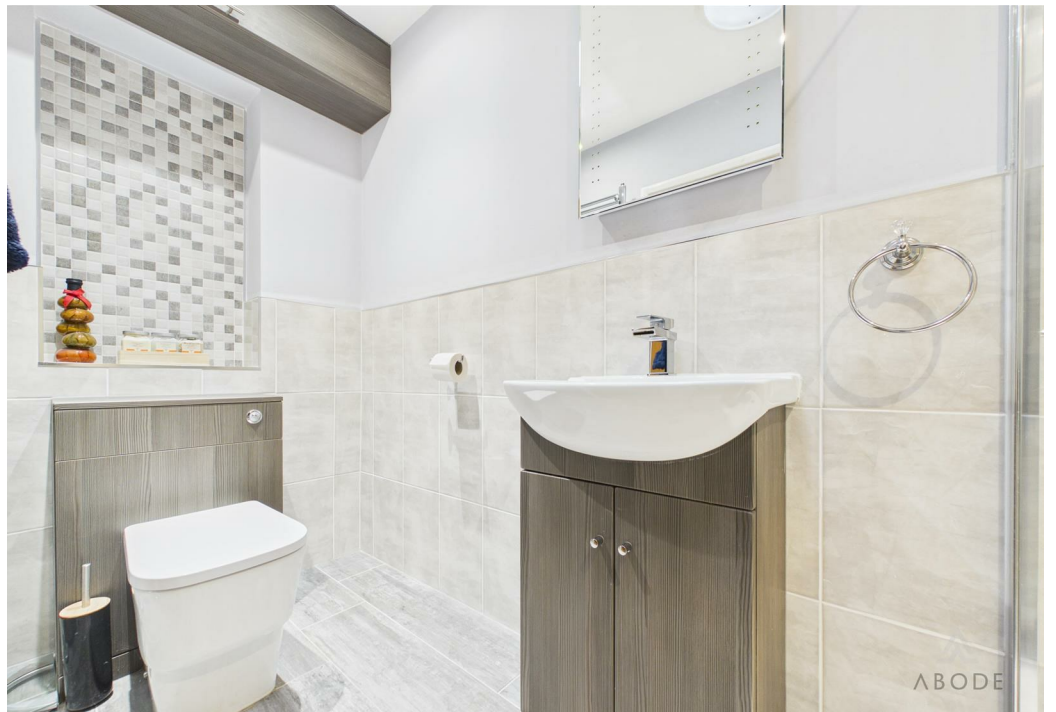




desirable villages, renowned for its charming character, range of local amenities and excellent transport links. The village offers a selection of shops, pubs, cafés and highly regarded schools, whilst Burton-on-Trent, the A38 and surrounding commuter routes are all within easy reach.















Floor 0 Building 1



Floor 0 Building 2

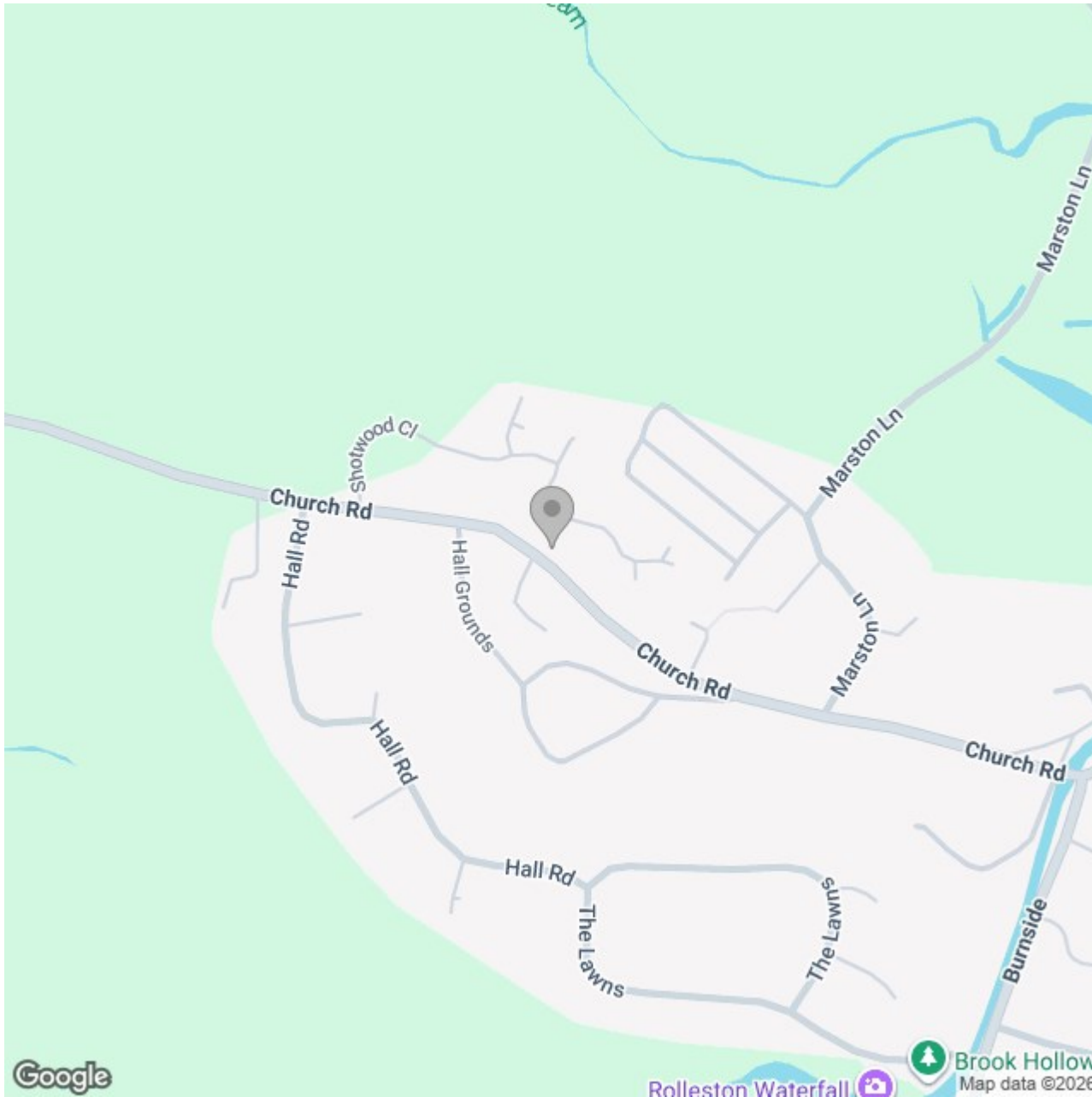
Approximate total area⁽¹⁾

139.5 m²
1501 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 |  |