



Alderbrook Close, Rolleston-On-Dove, Burton-On-Trent, DE13
9AH

Nicholas
Humphreys

£495,000

Occupying a superb corner plot position at the head of a quiet cul-de-sac within the highly sought-after village of Rolleston-on-Dove, this extended detached bungalow offers an exceptional blend of spacious accommodation, modern living and beautifully established gardens. The property enjoys a high degree of privacy and has been thoughtfully improved to create a versatile home ideally suited to a range of purchasers.

At the heart of the property is a stunning open-plan living and dining area, featuring a living flame gas fire and bi-fold doors opening onto the attractive rear gardens, creating a wonderful space for both everyday living and entertaining. The contemporary fitted kitchen is beautifully appointed with quartz work surfaces, a central island and a comprehensive range of integrated appliances. The accommodation further comprises a master bedroom with fitted wardrobes and ensuite shower room, together with three additional double bedrooms, offering flexibility for family living, guests, home working or formal dining space, alongside a stylish modern family bathroom.

Externally, the property occupies a generous plot with extensive driveway parking, double gates leading to further secure parking, a detached garage and mature rear gardens that are a particular feature of the home. The gardens provide shaped lawns, established borders, a summer house and a substantial paved patio area, all enjoying a high degree of privacy.

Rolleston-on-Dove remains one of the region's most desirable villages, renowned for its vibrant community atmosphere, local amenities, popular public houses and excellent transport links to Burton-on-Trent, Derby, Lichfield and the A38. An internal inspection is essential to fully appreciate the space, versatility and setting this impressive bungalow has to offer.



The Accommodation

Occupying a desirable corner plot at the head of a peaceful cul-de-sac in the heart of Rolleston-on-Dove, this extended detached bungalow offers spacious and versatile accommodation, a high degree of privacy and beautifully established gardens.

The property is approached via a driveway providing off-road parking and access to the detached garage through double side gates. The Accommodation opens with a secure double-glazed side entrance door opening into a welcoming reception hallway. The hallway features vinyl flooring, a useful built-in coats cupboard, radiator and loft access, with internal doors leading to the bedrooms, bathroom and main living accommodation.

The open-plan living and dining area forms an impressive and sociable space, ideal for both everyday living and entertaining. Enjoying UPVC double-glazed windows to both front and rear elevations, the room is finished with vinyl flooring and has a living flame gas fire set within the chimney breast as its focal point. UPVC double-glazed bi-fold doors open directly onto the attractive rear garden, while further internal doors provide access to two bedrooms and the fitted kitchen.

The modern kitchen is fitted with a wide selection of matt grey base cupboards and eye-level wall units, complemented by quartz preparation work surfaces and a central island. Integrated appliances include a concealed fridge freezer, Bosch microwave combination oven, additional oven below, concealed dishwasher, washing machine, tumble dryer and Bosch four-ring halogen hob with angled extractor hood above. There is also a one-and-a-half bowl sink unit with mixer tap, a built-in storage cupboard housing the gas-fired combination boiler, UPVC double-glazed door to the front aspect, UPVC double-glazed window and skylight windows which flood the room with natural light.

The master bedroom is positioned to the front elevation and benefits from a built-in wardrobe with frosted glass sliding doors, radiator and UPVC double-glazed window. A door leads through to an ensuite shower room fitted with WC, corner shower enclosure with electric shower, hand wash basin, complementary wall tiling and inset spotlights.

The home further benefits from three additional double bedrooms. The second bedroom enjoys views over the rear garden through UPVC double-glazed bi-fold doors and offers excellent versatility, currently used as a dining room but equally suitable as a generous double bedroom. The third bedroom is positioned to the front aspect with radiator and window, while the fourth bedroom also benefits from a window and radiator.

The modern family bathroom provides a three-piece white suite comprising WC, hand wash basin with drawer below, bath with thermostatic shower above and folding glass shower screen. The room is finished with light grey wall tiling, darker grey floor tiling, heated chrome towel rail, UPVC double-glazed window and fitted LED wall mirror.

Externally, the property occupies a superb corner plot with front driveway parking for a variety of vehicles. Double gates lead to further secure off-road parking and the detached garage with electric door. The rear garden is a particular feature of the home, being mature, well established and highly private, with shaped lawns, well-stocked borders and beds, an extensive paved patio seating area ideal for entertaining, garden summer house and hedgerow and fenced boundaries.

Rolleston-on-Dove is renowned for its vibrant village atmosphere, with a selection of public houses, local conveniences and attractive village surroundings, while also offering excellent access to the A38, Derby, Lichfield and Burton-on-Trent. This is a rare opportunity to acquire a spacious and versatile detached bungalow in one of the area's most sought-after village locations.

Hallway

Lounge Diner
20'4 max x 20'3 max

Kitchen Diner
13'8 x 11'10

Bedroom One
13'0 max into wardrobe x 10'10 max

En-suite Shower Room

Bedroom Two
11'5 x 10'11

Bedroom Three
11'5 x 8'11

Bedroom Four
9'7 x 8'0

Bathroom
7'8 x 6'5

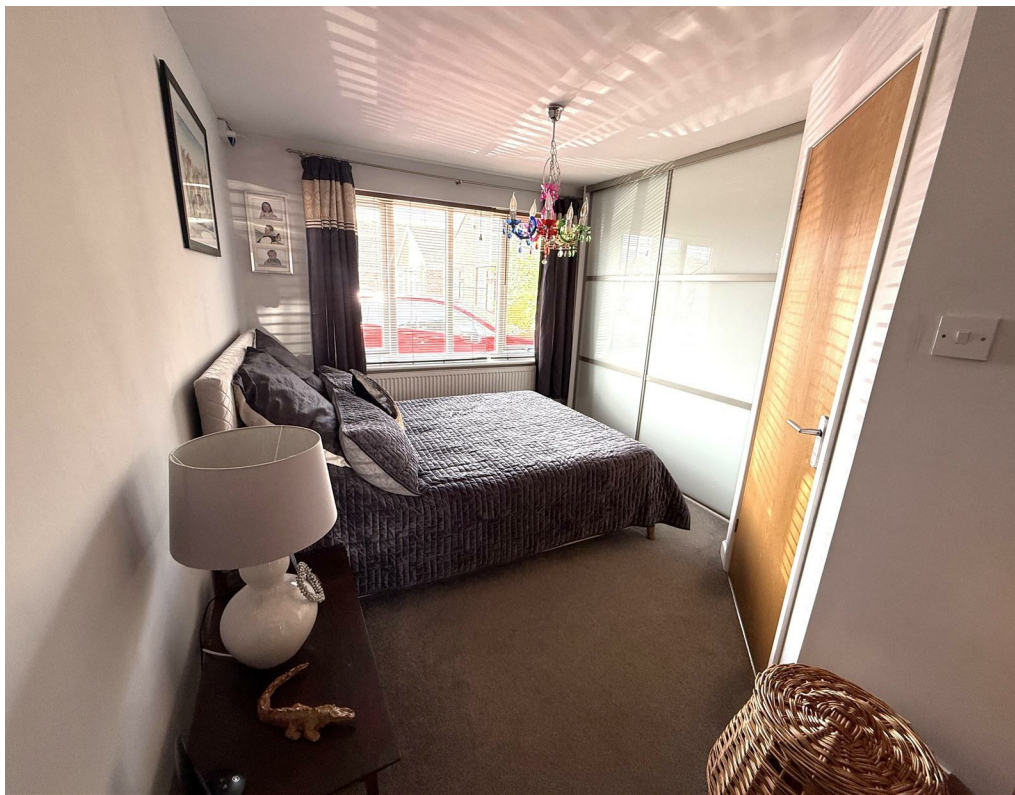
Detached Garage
19'0 x 10'0

Property construction: Standard
Parking: Drive & Garage
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains Gas
Council Tax Band: D
Local Authority: East Staffordshire Borough Council
Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/> Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>
Useful Websites: www.gov.uk/government/organisations/environment-agency
An on-site management fee may apply to all modern or new developments.
Anti-Money Laundering (AML) Requirements
In line with the Money Laundering Regulations 2017, all purchasers and, where applicable, cash donors are required to complete AML identity and source-of-funds checks once an offer is accepted. These checks are carried out via "Thirdfort" and do not affect your credit rating. A non-refundable compliance fee of £36.00 including VAT applies per person (with an additional fee of £36.00 per individual/ cash donor). Full details are set out in our PDF brochure.
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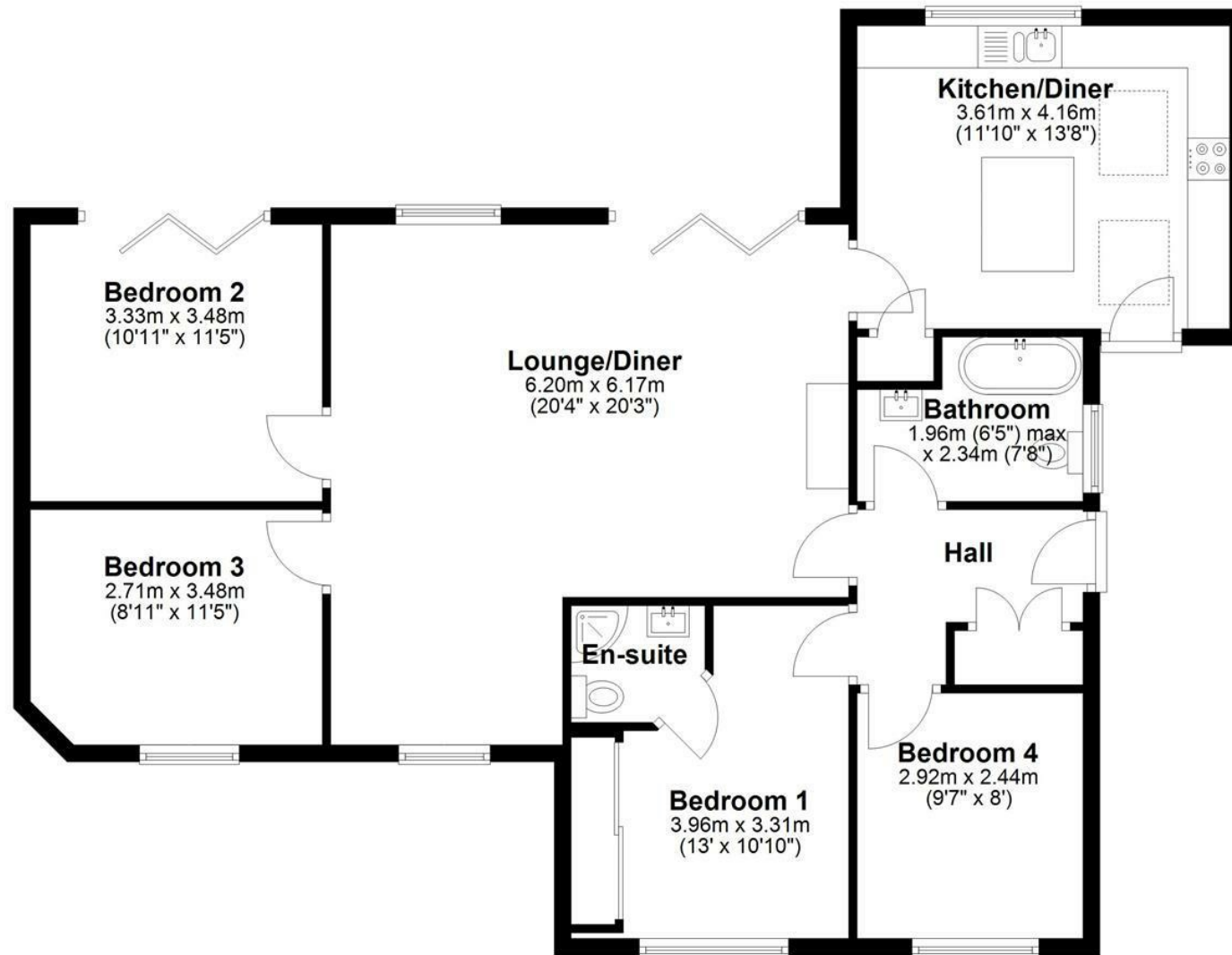




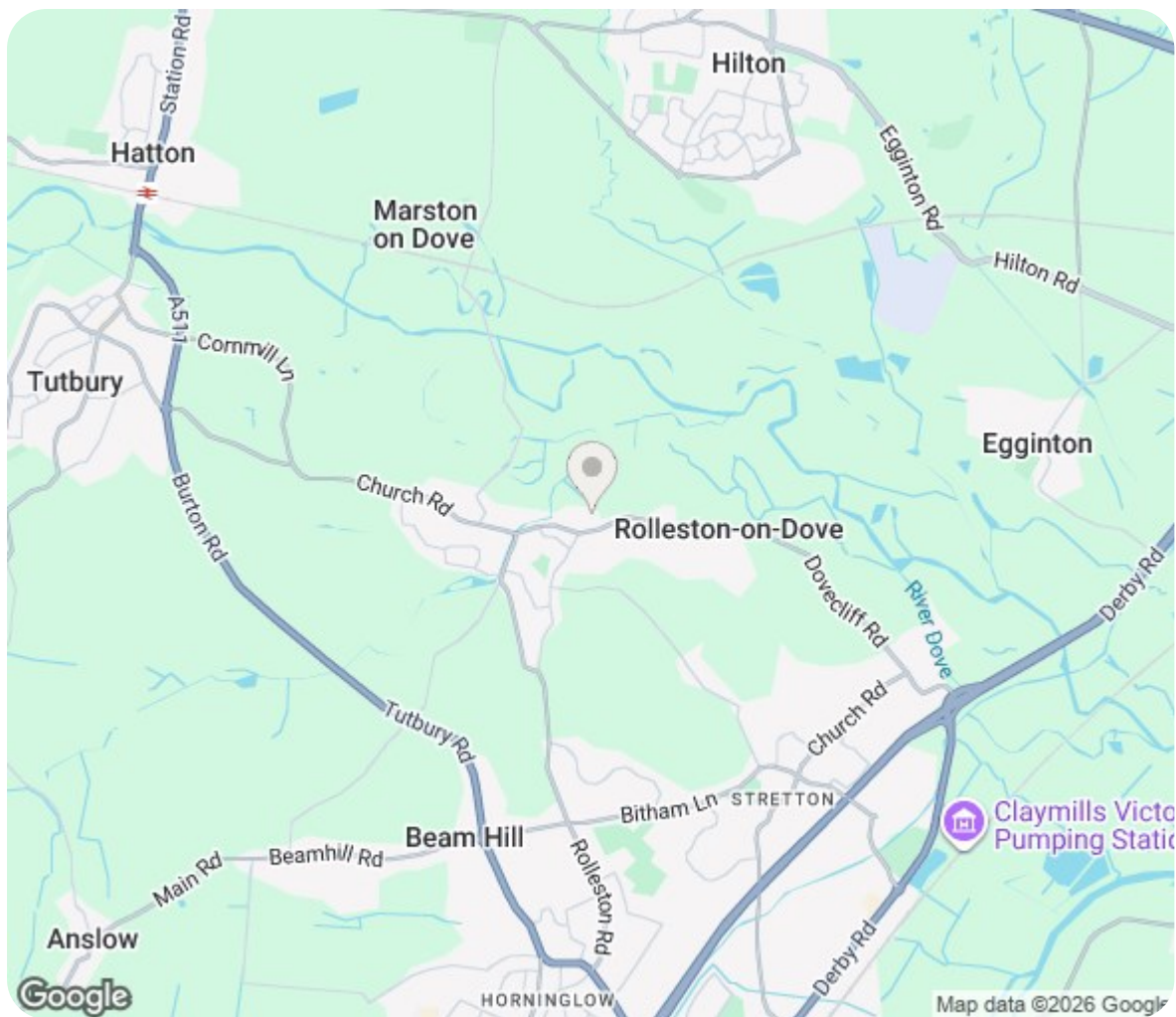




Ground Floor



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Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(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 	

Council Tax Band D Freehold

This Brochure consists of 12 pages, please ensure you have read all pages before proceeding with your proposed purchase.

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Where there is more than one purchaser and/or cash donors, an additional fee of £36.00 including VAT per additional person will be required. The compliance fee is non-refundable, as the checks are undertaken immediately upon instruction and the associated costs are incurred regardless of whether the transaction proceeds to completion. This applies whether the sale or purchase falls through due to the actions of the purchaser, the vendor, or for any other reason.

Services. If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

Floor Plans. To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

Survey. We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

Agent Note. Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on-site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

Selective Licence Areas. The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. A license fee for application will be payable and work to the home maybe required. Full information: <https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme>

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