



£300,000

2 Bedroom Semi-Detached Bungalow for sale

51 SHERHOLT ROAD, ROLLESTON-ON-DOVE, BURTON-ON-TRENT







## Overview

360 Virtual Tour Available. Nestled within the sought-after Rolleston Manor development, this beautifully presented two-bedroom bungalow is the perfect blend of style, comfort, and low-maintenance living-ideal for those seeking a peaceful retreat



## Key Features

- BOOK TO VIEW VIA OUR WEBSITE OR CALL 24/7
- 360 Virtual Tour
- Located At Rolleston Manor Bellway Development
- Spacious Lounge Diner With French Doors
- Low Maintenance South Facing Garden
- Stunning Shower Room
- Private Driveway
- 6 Years Warranty Remaining
- Sought After Village









As you arrive, an attractive front garden and private driveway set a welcoming tone. Step inside to a stunning hallway that opens into a spacious, well-appointed kitchen, complete with integrated oven, gas hob, and fridge/freezer and space for a washing machine and dishwasher-everything you need to settle in with ease. A side door offers handy access to the exterior, adding everyday practicality.

The second bedroom enjoys a pleasant front-facing outlook and has ample room for storage, while the sleek shower room-featuring a luxurious walk-in shower-adds a touch of spa-like indulgence to your daily routine.

To the rear of the bungalow, the principal bedroom provides a peaceful view over the beautifully kept garden, making it a tranquil spot to start and end each day.

The heart of the home is a generous lounge/diner, where a stylish log-effect gas fireplace sets the mood. French doors open onto the delightful rear garden, offering a private oasis complete with a garden shed-perfect for relaxing, pottering, or entertaining in warmer months.

Whether you're downsizing, or simply looking for a move-in ready bungalow in a friendly and well-kept neighborhood, this property is a rare gem.

This remarkable residence is ideally positioned at the heart of Rolleston on Dove, a village brimming with character and amenities that are just a leisurely stroll away. Immerse yourself in the local culture with visits to beloved pubs like the Spread Eagle and Jinnie Inn, the timeless St. Mary's church, a well-equipped Co-op, a cherished butcher's shop, and the charming cricket club. Everything you need is within reach, including the highly-regarded John of Rolleston Primary and De Ferrers Academy.





For those eager to explore, the historic village of Tutbury beckons, boasting the enchantment of Tutbury Castle, cozy cafes, and traditional country pubs. Essential services like opticians, dentists, and a general store ensure a convenient and fulfilling lifestyle.

Situated perfectly for commuter ease, the village offers swift access to major roads like the A38 and A50, connecting you to Derby, Birmingham, and Nottingham. Rail travel is at your fingertips from nearby Hatton and Burton, and the allure of the East Midlands and Birmingham International airports is just a leisurely drive away.

ADDITIONAL INFORMATION (Purchasers are advised to verify the details through their legal representative.)

Tenure: Freehold

Property Construction: Traditional.

Parking: Private driveway.

Electricity Supply: Mains connected.

Water Supply: Mains connected.

Sewerage: Mains drainage.

Heating: Gas central heating.

Conservation Area: No.

Broadband: Superfast Fibre available (For confirmation of speed and availability, please refer to Ofcom's broadband checker.)

Mobile Signal Coverage: Good (Please check specific coverage through Ofcom's mobile checker.)

EPC rating: B.

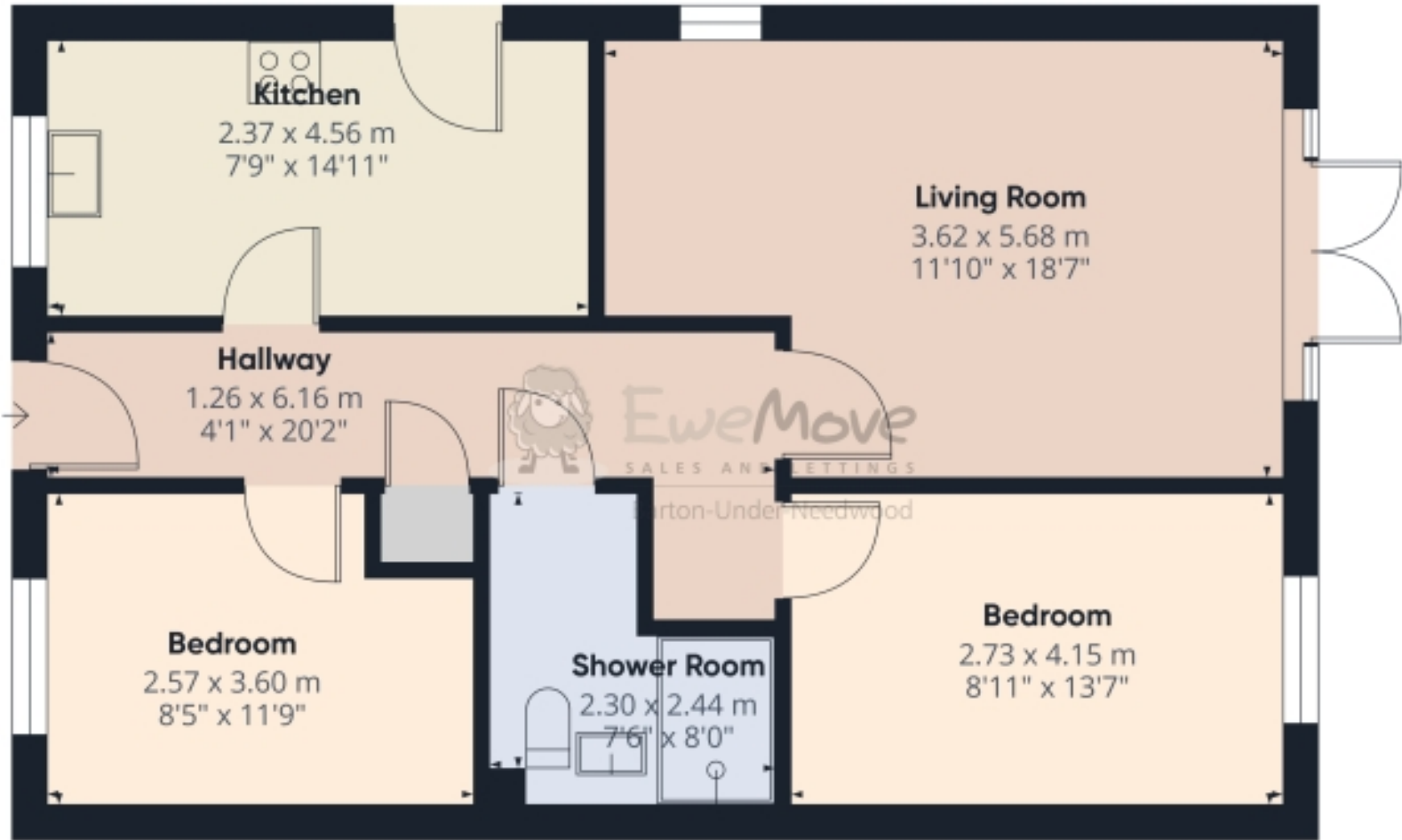
Council Tax rating: C.

proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use Movebutler to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. A non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

We are required by law to comply fully with The Money Laundering Regulations Act 2017 and as such need to complete AML ID verification and



# Floorplans



Approximate total area<sup>®</sup>  
64.4 m<sup>2</sup>  
694 ft<sup>2</sup>

(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.

GRAFFI360



Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Marketed by EweMove Barton-under-Needwood

01283 247076 (24/7)  
barton@ewemove.com

