



# HOPKINS & DAINTY

ESTATE AGENTS



**Sherholt Road, Burton-On-Trent, DE13 9FJ**

**£290,000**

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to offer this beautifully presented and modern, two bedroom bungalow. Set in a tucked away position, in the popular village of Rolleston On Dove. Built in 2022 by Bellway Homes, the property has NHBC cover until June 2032 and offers impressive living accommodation on a low maintenance garden plot. The accommodation is accessed via a spacious entrance hallway which leads to all rooms. To the front there is a contemporary fitted kitchen with integrated appliances and to the rear is a good size lounge/dining room with French doors opening onto the garden. There are two good size bedrooms, the master being particularly spacious with a rear outlook over the garden; and a stylish shower room with a walk in shower. The property has gas central heating and double glazing; a double width front driveway; an attractive front garden and the delightful enclosed, low maintenance rear garden, with a southerly aspect. If you would like to see this home for yourself, feel free to let us know when you are available. We are open 7 days a week.

### Entrance Hallway 20'0" x 4'0"<7'6" (6.10 x 1.22<2.29)

Accessed via a double glazed entrance door. With tiled flooring, a radiator, built in storage cupboard, access to the loft space and doors leading off.

### Kitchen 14'11" x 7'8" (4.56 x 2.35)



Fitted with a contemporary range of base and wall units, with work surfaces and an inset sink and drainer with a mixer tap. There is a built in electric oven, gas hob and hood, along with an integrated fridge, freezer and space for a washing machine. Tiled flooring, a radiator, cupboard housing the wall mounted gas boiler, ceiling spotlights, a double glazed front window and double glazed side access door.

### Lounge/Diner 18'6" x 11'7">7'8" (5.65 x 3.55>2.36)



Generous lounge/dining room with double glazed French doors and side panels opening onto the rear garden. Feature fireplace housing a log effect gas fire, Amtico flooring, two radiators and a double glazed side window.

### Bedroom 1 13'5" x 8'9" (4.11 x 2.69)



Spacious main bedroom with a radiator and double glazed rear window.

### Bedroom 2 11'9" x 8'4">6'6" (3.59 x 2.56>2.00)



Second bedroom with a radiator and double glazed front window.

### Shower Room 8'4" x 7'10" max. (2.55 x 2.39 max.)



Stylish shower room comprising walk in shower, wash hand basin and WC. With tiled splashbacks and flooring, a

radiator, ceiling spotlights and an extractor vent.

### Front Garden/Driveway



To the front of the property there is a double width driveway, providing off road parking for two cars. Access to the entrance door with a storm canopy over and a low maintenance shrub garden. A side path and gate lead to the rear garden.

### Rear Garden



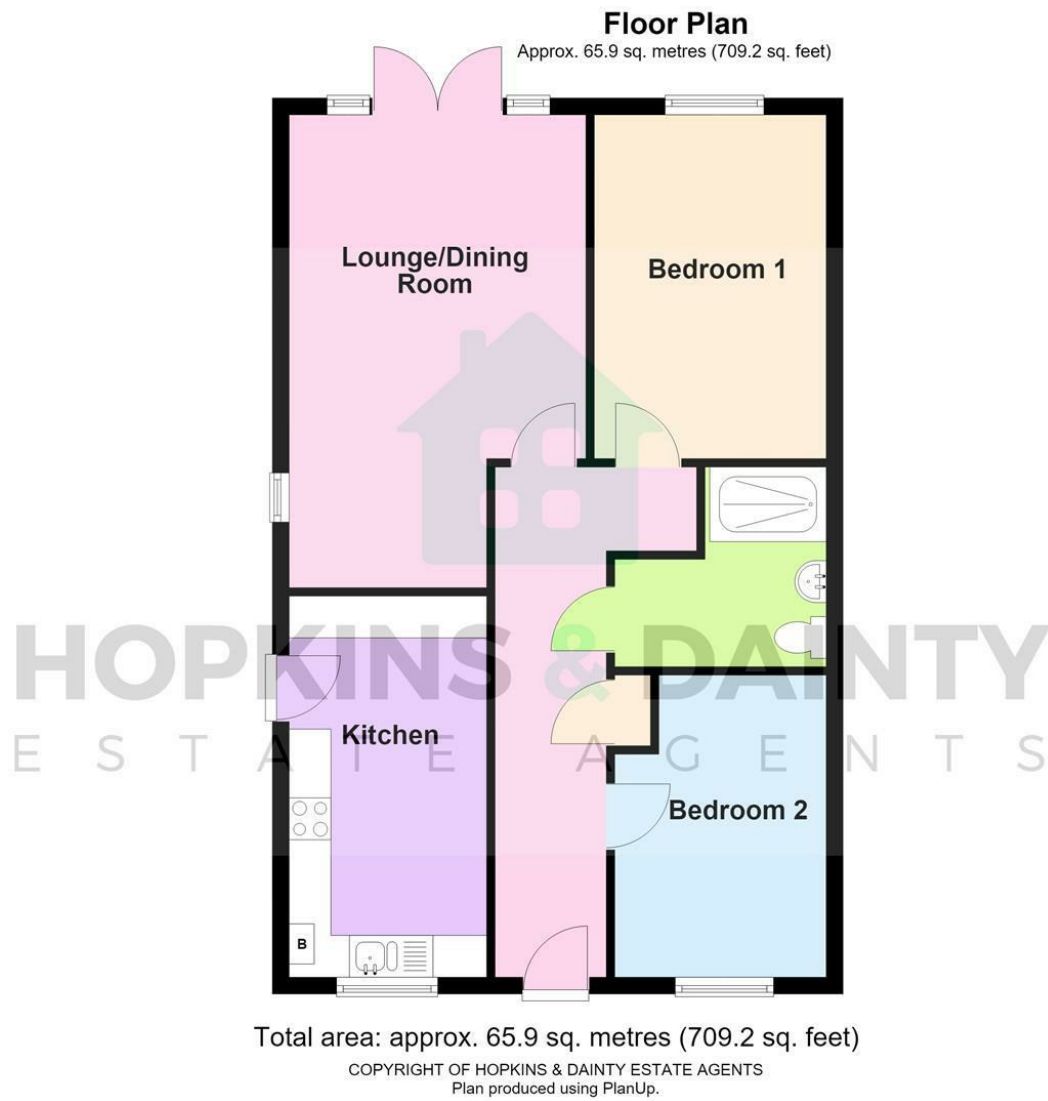
Delightful enclosed rear garden with a southerly aspect. Comprising patio seating area, a pebbled garden with attractive planted beds, fencing to the boundary and a storage shed. A gate opens to a shared rear access path. Please note there is no right of way over the property from this gate.

### Service Charge

We understand that this property is subject to an annual service charge. We always recommended buyers to get their legal adviser to verify these details prior to exchange of contracts.

### Important Information

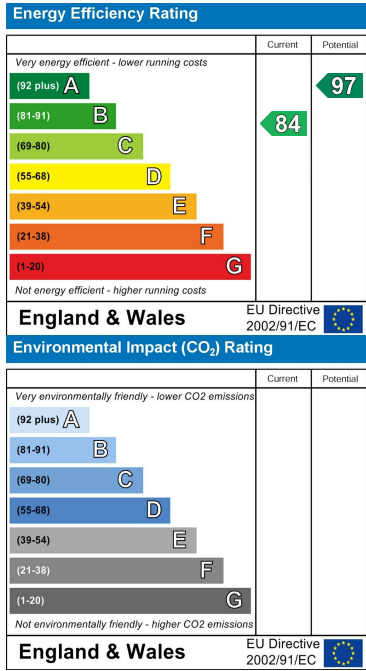
These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.



Area Map



Energy Efficiency Graph



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.