





**\*\*\* FEATURE HOMES \*\*\***

Reserve select plots reserve this plot before 22nd December 2024 and receive luxury flooring, turf and £10,000 cash back!

The Bramble is a detached dormer bungalow that is a accessible and adaptable dwelling. The front door opens into the hallway, where the open and expansive lounge complete with a bay window, full sized bathroom, open plan kitchen/diner and master bedroom can be accessed.

Up the stairs, you will find the second double bedroom and additional bathroom. The study and additional storage can also be accessed from the landing. The Bramble also has a single garage on all plots except plot 7.



Images are for illustration purposes only.



**ABODE**  
SALES & LETTINGS

## THE DEVELOPMENT

An exclusive collection of 22 modern two bedroom bungalows, Rolleston Leas is a peaceful and welcoming community exclusively for those over the age of 55, in the charming village of Rolleston on Dove in Staffordshire.

Rolleston Leas has been carefully designed to complement its picturesque surroundings to create a tranquil, yet friendly community to help you unwind and ease into later life. Situated in Rolleston on Dove and close to Stretton, it is conveniently located near local amenities including shops, restaurants, and healthcare services, and providing a safe and comfortable environment for those who wish to enjoy an independent lifestyle.

## ENTRANCE HALLWAY

## KITCHEN / DINING

14'7" x 11'6"

## LOUNGE

13'5" x 12'1"

## MASTER BEDROOM

12'7" x 10'3"

## ENSUITE SHOWER ROOM

## BEDROOM TWO

12'7" max x 8'5"

## BATHROOM

## SINGLE GARAGE

## MANAGEMENT FEE

A management charge of £397.37 per annum is



applicable to this development, speak to the Sales Executive for further details.







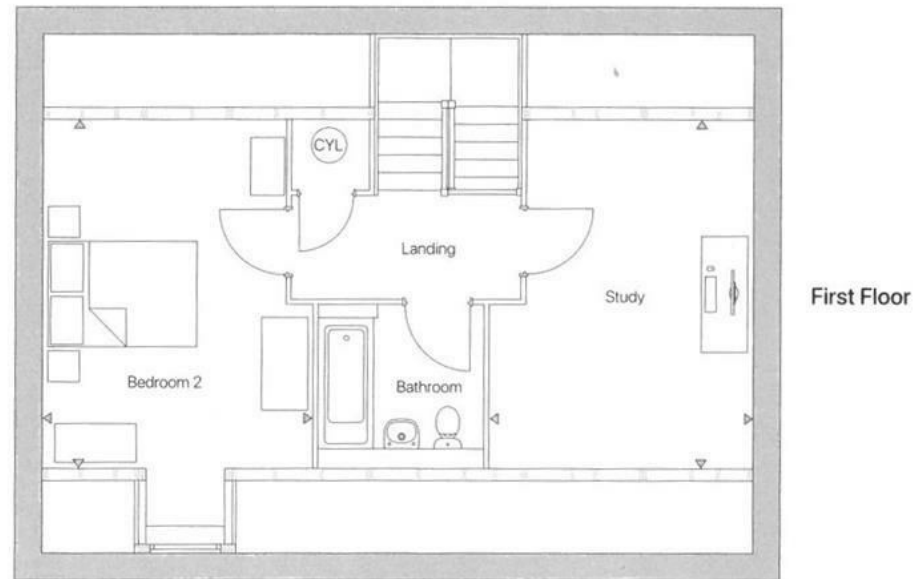
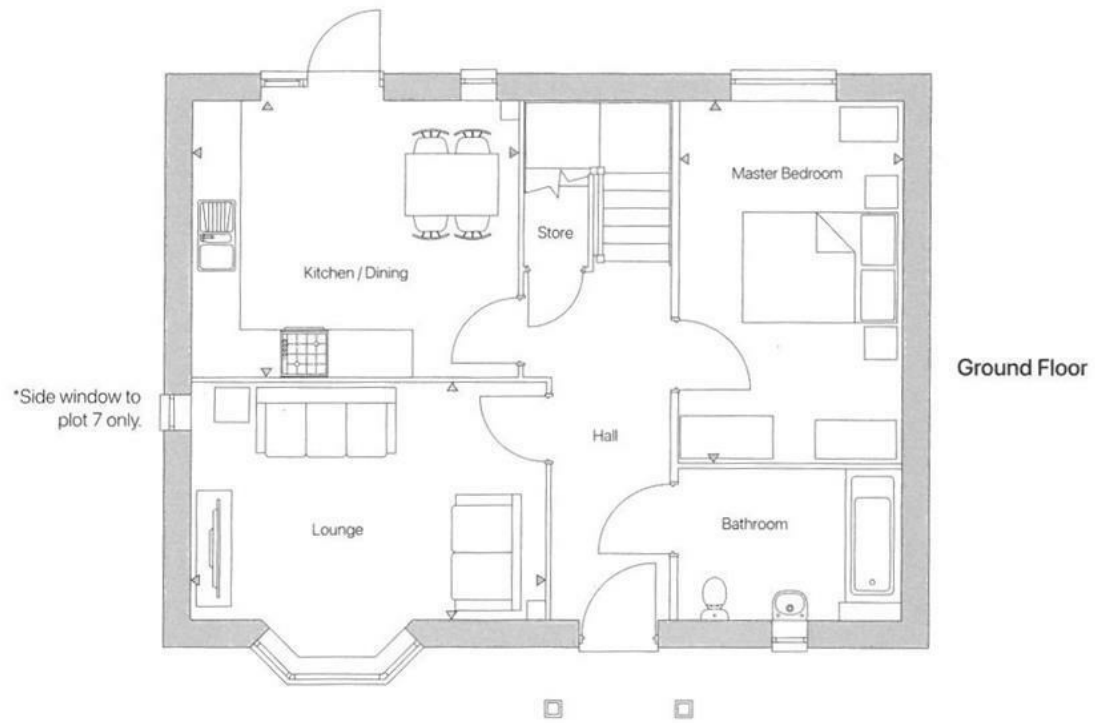




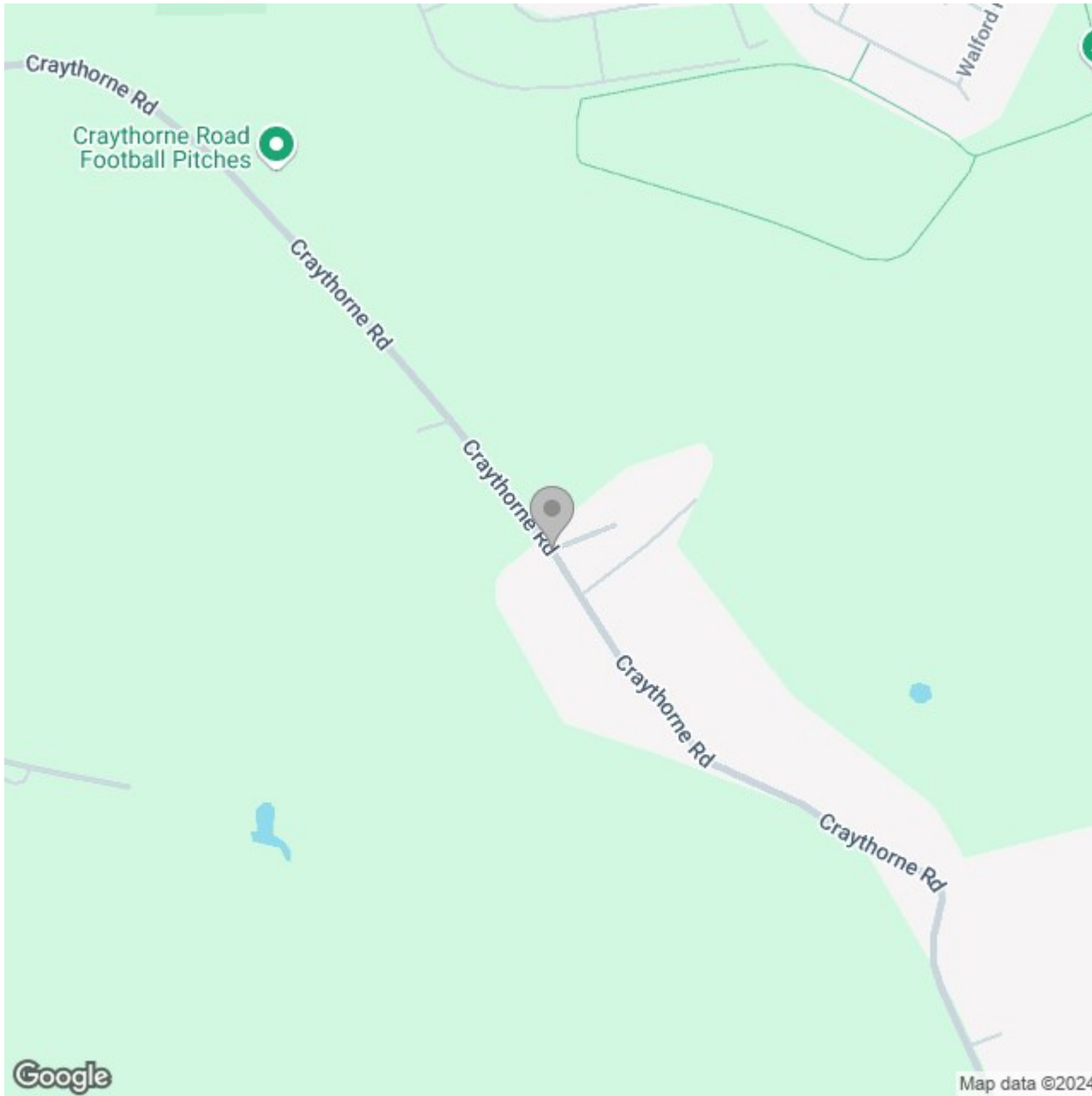













## Energy Efficiency Rating

|  | Current                    | Potential   |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92 plus) <b>A</b>                                 |                            |   |
| (81-91) <b>B</b>                                   |                            |   |
| (69-80) <b>C</b>                                   |                            |   |
| (55-68) <b>D</b>                                   |                            |   |
| (39-54) <b>E</b>                                   |                            |   |
| (21-38) <b>F</b>                                   |                            |   |
| (1-20) <b>G</b>                                    |                            |   |
| <i>Not energy efficient - higher running costs</i> |                            |   |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |  |