





Nestled in the charming village of Rolleston on Dove, this exquisite detached dorma bungalow on Wragg Close offers a perfect blend of modern living and serene surroundings, specifically designed for the over 55s this new build by Peveril Homes boasts a thoughtful layout, featuring two well-proportioned bedrooms and third bedroom/study and two stylish bathrooms, making it an ideal choice for those seeking comfort and convenience.

Upon entering, you are welcomed by a spacious entrance hall that leads to a bright and airy lounge, perfect for relaxation. The heart of the home is undoubtedly the kitchen diner, which provides a delightful space. The ground floor also includes a convenient bathroom and a versatile bedroom.

Venturing to the first floor, you will find bedroom two and bedroom three/study, along with another well-appointed bathroom.

Outside, the property features an enclosed garden, providing a safe and tranquil area to enjoy the outdoors. Additionally, a single garage offers practical storage solutions or parking for your vehicle.

The home also has the benefit of solar panels, under floor heating and air source pump.

As an added incentive, this property comes with luxury flooring, turf for the garden, and a generous £10,000 cash back offer, making it an attractive proposition for prospective buyers. With its idyllic village location and modern amenities, this detached bungalow is a wonderful opportunity for those looking to embrace a relaxed lifestyle in a welcoming community.

A management charge of £397.37 per annum is applicable to this development.

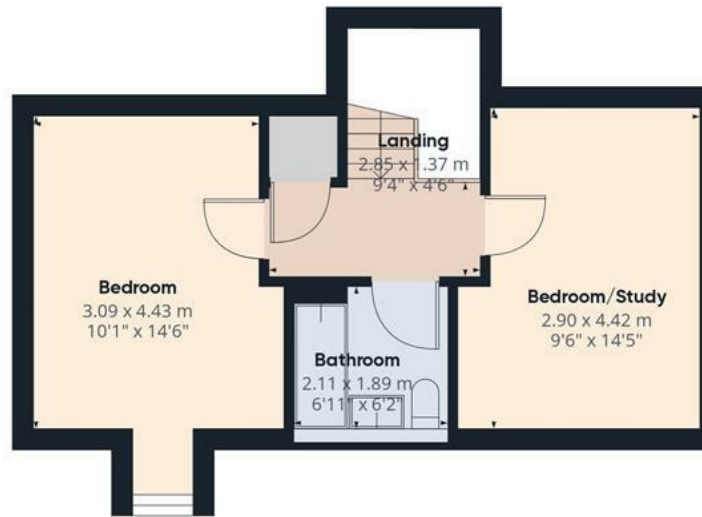








Floor 0



Floor 1

Approximate total area⁽¹⁾

95.97 m²
1033.01 ft²

Reduced headroom

0.18 m²
1.93 ft²

(1) Excluding balconies and terraces

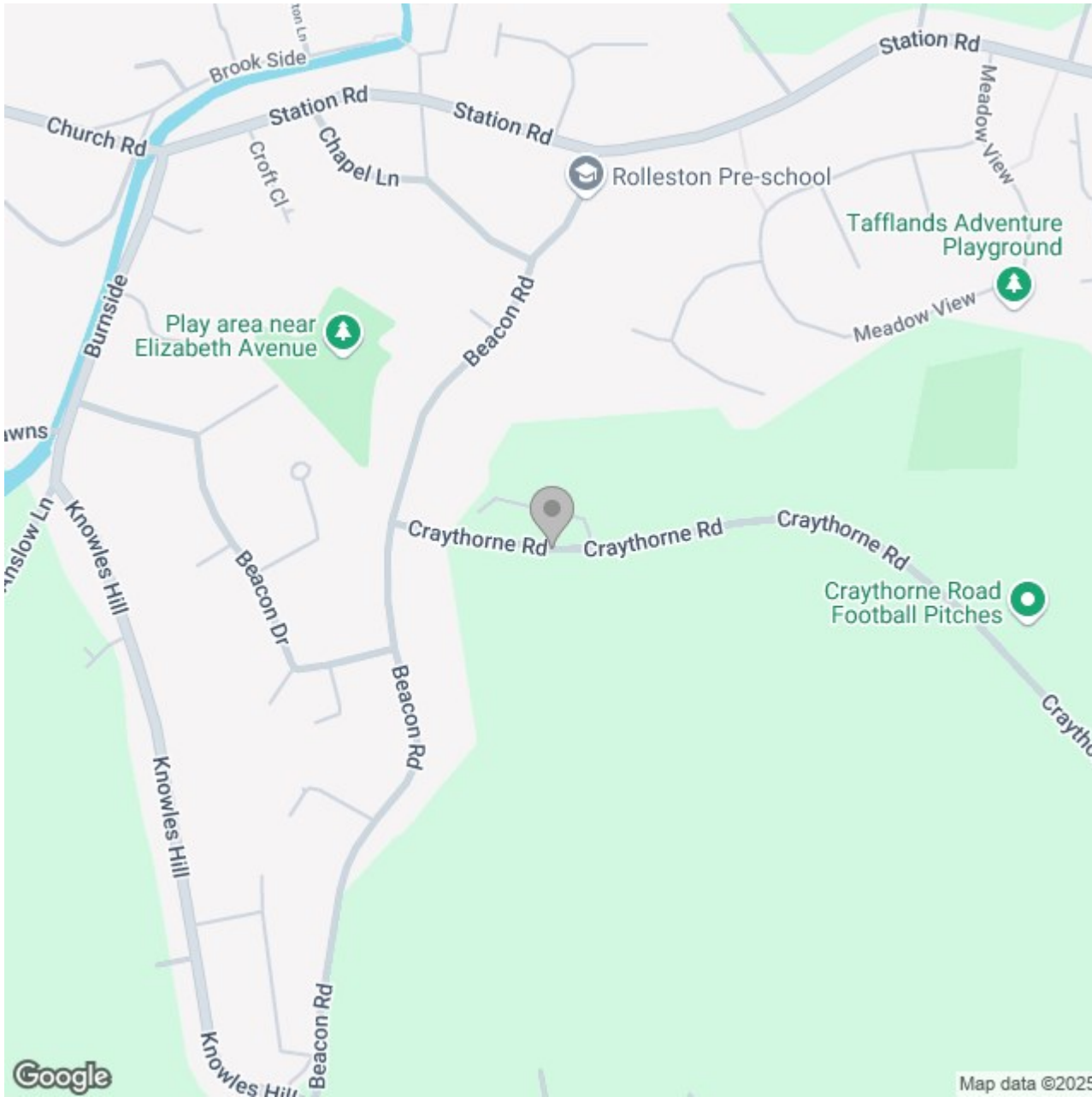
Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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	