





Set in the heart of the sought after village of Rolleston on Dove, this well presented two bedroom semi detached home enjoys a tucked away position set back from the road. Offering gas central heating and double glazing throughout, the accommodation briefly comprises an entrance hallway, spacious lounge, fitted kitchen, and a versatile dining room/home office. To the first floor are two generously sized double bedrooms and a family bathroom. Externally, the property benefits from an enclosed rear garden, off-road parking, and a garage.



Entrance Hallway
4'4 x 2'8

Living Room
10'5 x 19'9

Kitchen
13'4 x 6'9

Dining Room/Office
9'10 x 12'2

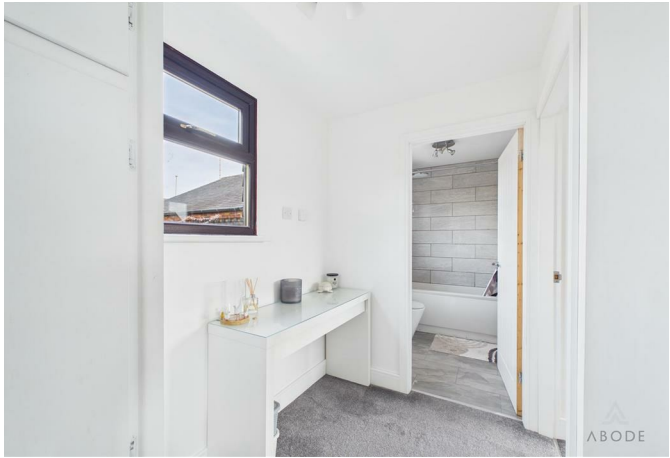
First Floor

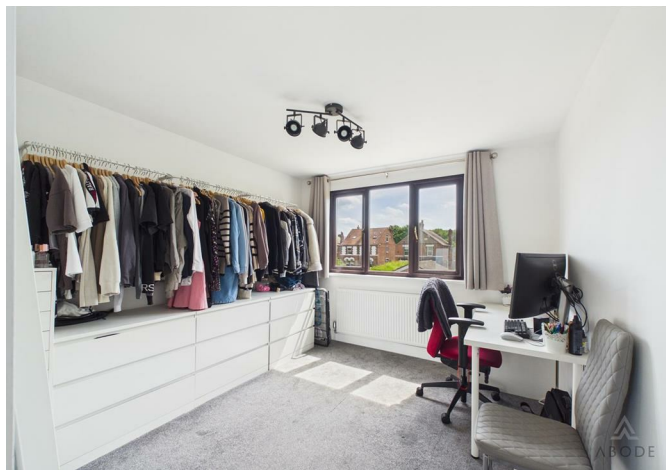
Bedroom
10'8 x 10'10

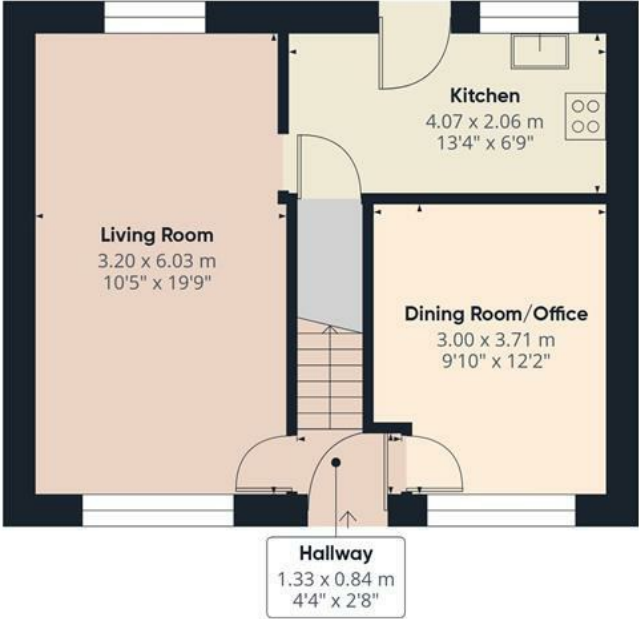
Bedroom
10'4 x 9'9

Bathroom
6'7 x 5'5

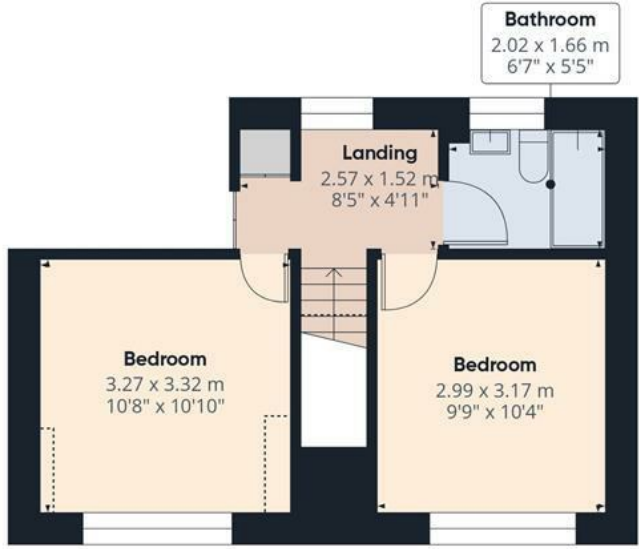








Floor 0



Floor 1

Approximate total area^m

71.2 m²
767 ft²

Reduced headroom

0.6 m²
6 ft²

(1) Excluding balconies and terraces

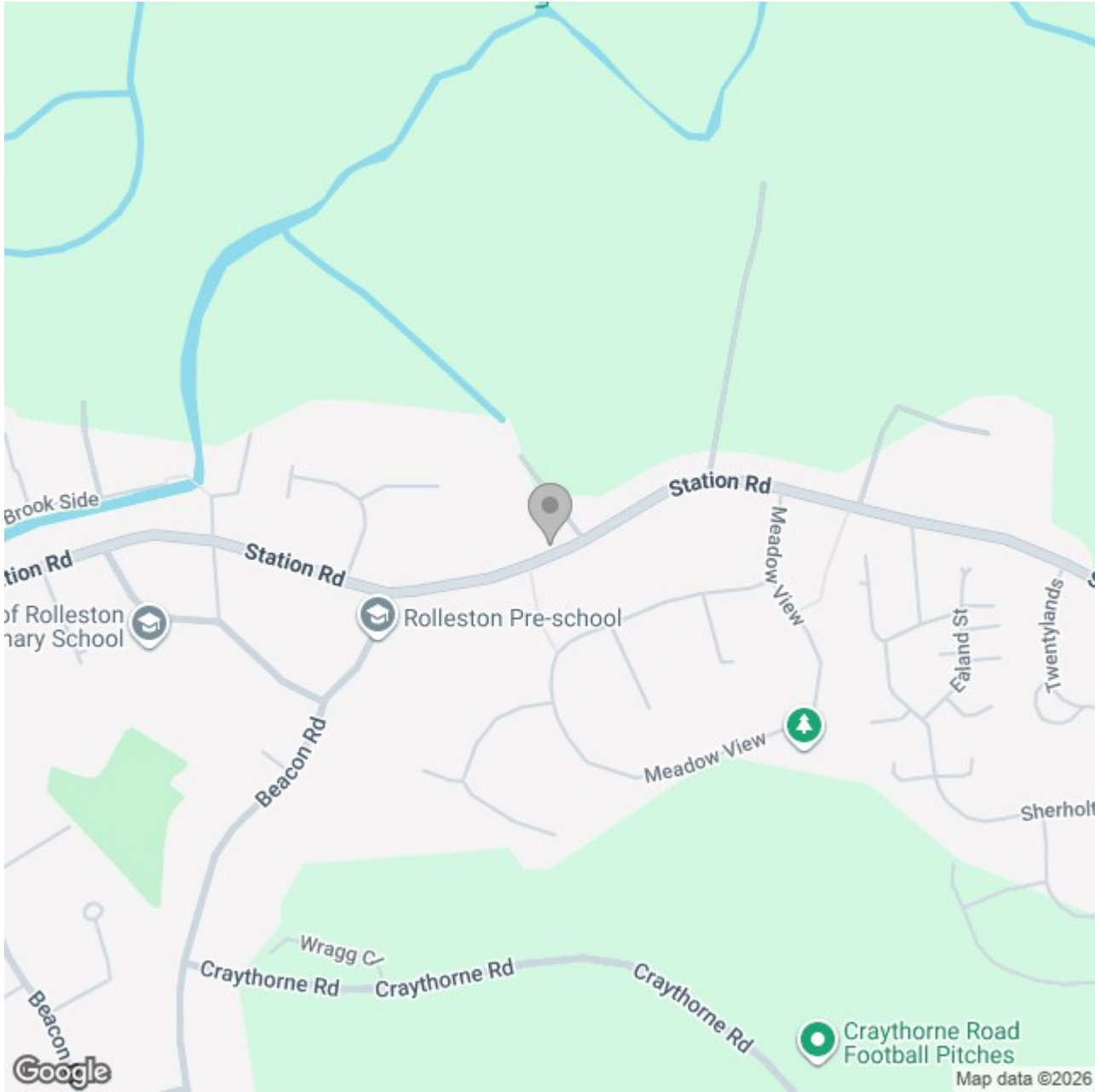
Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	