ABODE
SALES & LETTINGS

Hall Road, Rolleston-On-Dove, DE13 9BX

Asking Price £235,000

https://www.abodemidlands.co.uk

Set on Hall Road in Rolleston-on-Dove, this three-bedroom home offers a flexible layout with a bedroom and bathroom on the ground floor, two further bedrooms upstairs and a separate study. The living room opens onto the garden, while the kitchen has its own outside door. A driveway, lawn and a mix of paved and planted garden areas complete the property.

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Accommodation

Ground floor

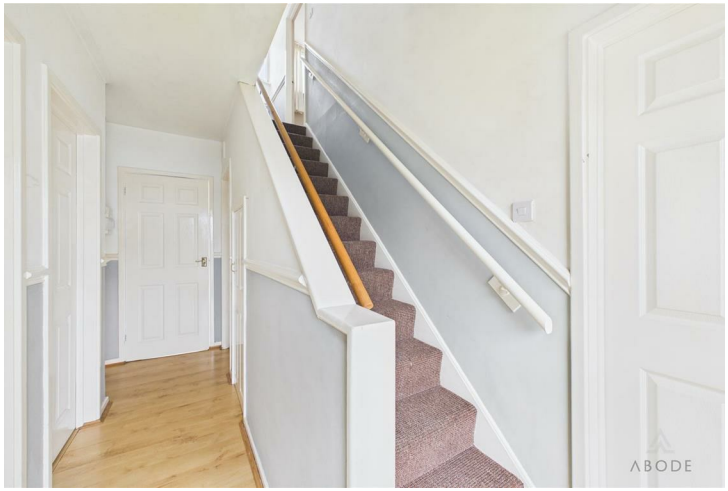
The entrance hall leads to the kitchen, living room, study, third bedroom and bathroom, with the staircase rising to the first floor. The kitchen has fitted cupboards, worktops, a hob and oven, and space for a dining table. The living room provides a separate place to relax, with a fireplace and glazed doors opening onto the garden. The ground-floor bedroom adds flexibility to the accommodation, while the adjoining study offers a distinct space for working or hobbies. The bathroom is fitted with a bath, wash basin and WC.

First floor

Two further bedrooms open from the first-floor landing. Both sit beneath the roofline, giving them the character of the home's dormer design. The larger bedroom has a window overlooking the garden; the second also benefits from natural light and has a built-in cupboard.

Outside

A driveway provides off-road parking beside the house. The garden includes lawn, established shrubs, gravelled sections and paved areas, with fencing around the rear and side boundaries. Glazed doors from the living room open directly outside, and there is a separate external door from the kitchen.



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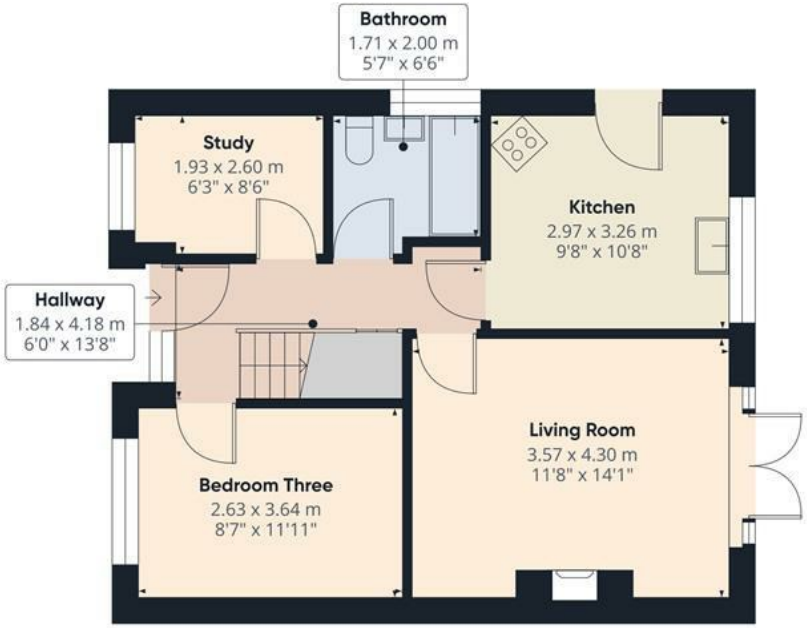

Floor 0

Floor 1

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Approximate total area(1)

72.4 m²

778 ft²

(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.

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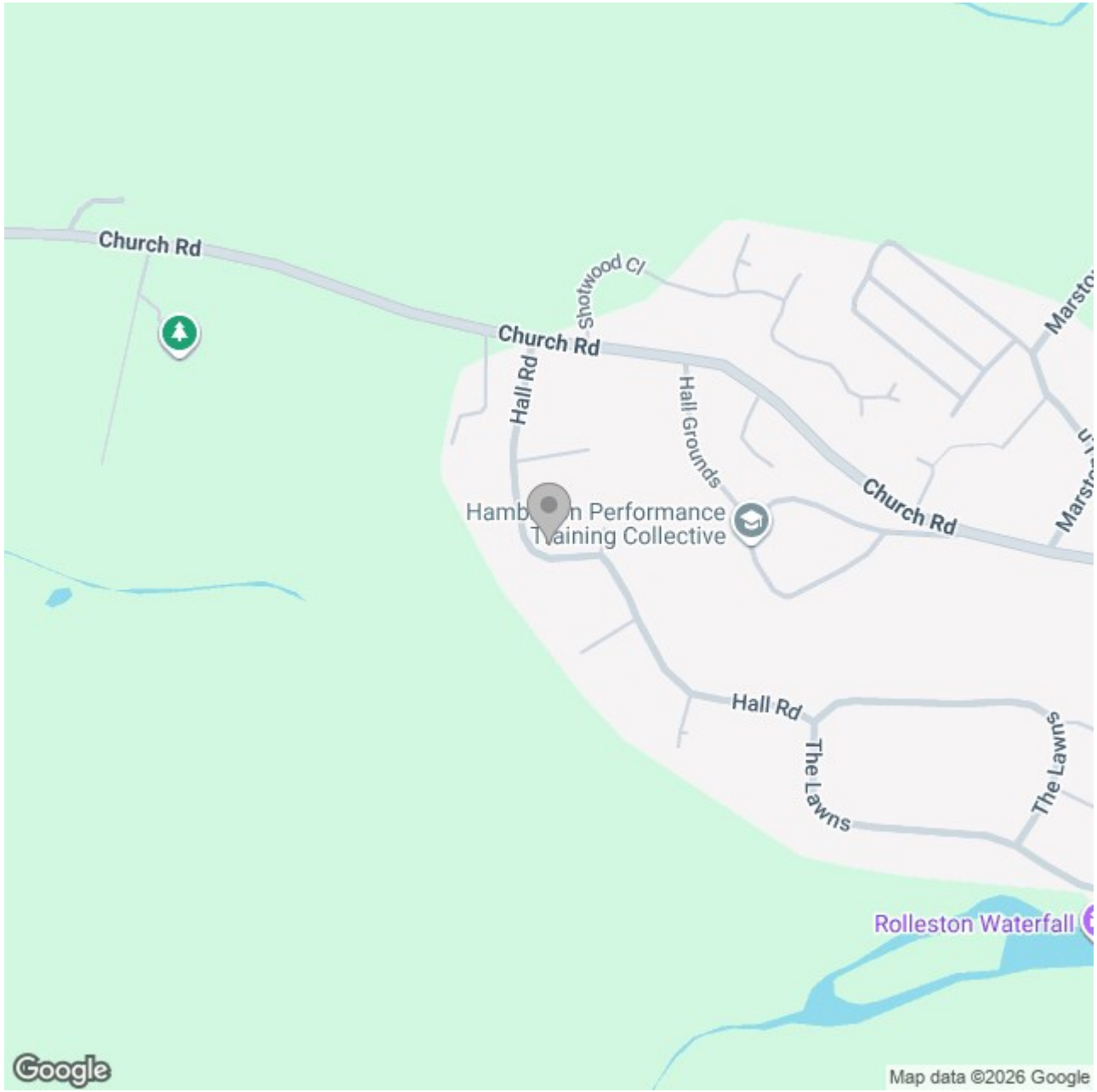

Energy Efficiency Rating

	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	

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