

CURRAN
BIRDS
+ CO



4, DE13
£400,000



CURRAN BIRDS + CO

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EXTENDED AND UPGRADED DETACHED BUNGALOW IN A FAVOURED VILLAGE SETTING – Positioned within a quiet cul-de-sac in the heart of Rolleston-on-Dove, 4 Alderbrook Close presents a thoughtfully reconfigured home designed for modern, flexible living. With no upward chain, the property offers an effortless move for those seeking generous single-storey accommodation with contemporary finishes. At its centre is an impressive open plan living dining kitchen, complemented by well-balanced bedroom space, including a principal suite with dressing room. South-facing gardens and ample driveway parking complete a home that blends village calm with everyday practicality.





The Detail

The accommodation has been carefully extended to create a flowing and versatile layout. A welcoming entrance hall leads through to an inner lobby with boot area, providing practical access to the utility room and bedrooms. The heart of the home is the superb open plan kitchen, dining and living space, fitted with a range of contemporary cabinetry, integrated appliances and a bespoke walk-in pantry. An island with oak worktops offers additional preparation space and informal dining, while French doors and roof lights draw natural light into the room and open directly onto the garden.

The principal bedroom enjoys a dressing room and access to a Jack and Jill bathroom finished with modern tiling and dual-head shower over bath. A further double bedroom benefits from its own en suite shower room, while two additional bedrooms are served by a separate shower room, creating excellent flexibility for guests, family or home working. A well-appointed utility room with additional storage and side access enhances the home's functionality.





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The Location

Rolleston-on-Dove is widely regarded as one of Staffordshire's most desirable villages, known for its strong sense of community and attractive surroundings. Alderbrook Close sits within easy reach of the village centre, where independent shops, cafés and everyday amenities provide convenience without compromising charm. The Spread Eagle and The Jinnie Inn are popular local spots, while riverside walks along the Dove and access to countryside footpaths offer a relaxed outdoor lifestyle.

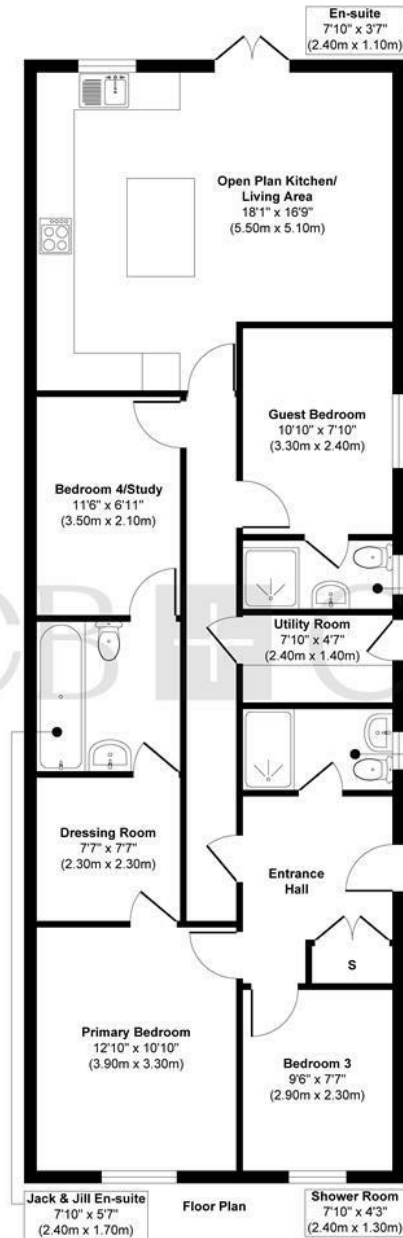
Well-regarded schooling, a cricket club and active village groups add to the appeal, and excellent transport links connect easily to Burton upon Trent and Derby. The balance of rural character and accessibility makes Rolleston-on-Dove particularly sought after by those looking for a quieter pace of life without feeling remote.







4, Alderbrook Close



Approx. Gross Internal Floor Area 1079 sq. ft / 100.32 sq. m

Illustration for identification purposes only. measurements are approximate, not to scale.

Produced by Elements Property

The *Particulars*

- Extended And Upgraded Detached Bungalow In A Quiet Cul-De-Sac Setting
- No Upward Chain Offering A Smooth And Straightforward Purchase
- Impressive Open Plan Living Dining Kitchen Designed For Modern Living
- Contemporary Fitted Kitchen With Bespoke Walk-In Pantry And Island
- Principal Bedroom Suite With Dressing Room And Jack And Jill Bathroom
- Guest Bedroom With Private En Suite Shower Room
- Flexible Four Bedroom Layout Ideal For Family Living Or Home Working
- Separate Utility Room With Practical Boot Area And Side Access
- South Facing Rear Garden With Patio And Mature Borders
- Sought-After Rolleston-On-Dove Village Location Close To Amenities And Riverside Walks

Size

Approx sq ft

Energy Performance Certificate (EPC)

Rating C

Council Tax Band

C

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Let's *Talk*

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