

Station Road

Rolleston-on-Dove, Burton-on-Trent, DE13 9AB

John
German





Station Road

Rolleston-on-Dove, Burton-on-Trent, DE13 9AB

£250,000

An attractive and upgraded three storey village home with a southerly facing rear garden and a delightful refitted kitchen breakfast room together with a garage. No upward chain.



To the front there is a part-walled fore-garden with gate and wrought iron railings leading via a path to the entrance door which opens directly into a pleasant reception hall having stairs off with oak balustrade and useful storage cupboards below. There is a stylish refitted cloakroom WC with white and chrome Geberit suite comprising a wall hung WC and vanity wash hand basin, storage below and stylish radiator.

Opposite the hall to the front is a separate dining room or spacious study having quality vinyl flooring and window to the front.

To the rear is a superb and attractively spacious refitted kitchen breakfast room with Karndean flooring and a modern range of base and wall cupboards surmounted by wood effect roll edge work surfaces having an inset composite sink and mixer tap together with inset four ring halogen hob, glazed splashbacks and upstands, extractor hood over and built-under electric fan oven and grill. There are further integrated Hotpoint appliances comprising an automatic washing machine/dryer, fridge/freezer and dishwasher. There are also halogen ceiling lights, windows and French doors opening directly onto the south facing rear garden.

The first floor landing has a balustrade, stairs off to the second floor and airing cupboard with pressurized hot water system and shelves. To the rear on the south aspect is the attractive 'L' shaped living room offering versatile space with two windows overlooking the garden. There is also the master bedroom which is equipped with double built-in wardrobes and comes with the superb refitted en-suite with a white and chrome Geberit suite comprising a large corner shower with rain head and glazed endosure, wall hung remotely operated electric wash/dry WC, wall hung vanity unit with wash basin and ample storage below with tiled surround and illuminated mirror over and heated towel rail.

To the second floor is a landing with balustrade and useful deep storage cupboard together with two further double bedrooms each with built-in wardrobes and bedroom four/study or dressing room.

Also on this floor is the family bathroom with a white and chrome suite comprising bath with tiled surround, shower over and glazed screen, WC, pedestal wash hand basin, wall mirror and shaver point.

The property is accessed via the rear with a driveway leading to a detached garage with an up and over door, power and light and parking to the front. Gated access leads into an attractive landscaped enclosed garden enjoying the southerly aspect with paved patio area and stone borders in addition to a superb insulated garden studio/office equipped with power and solar power.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

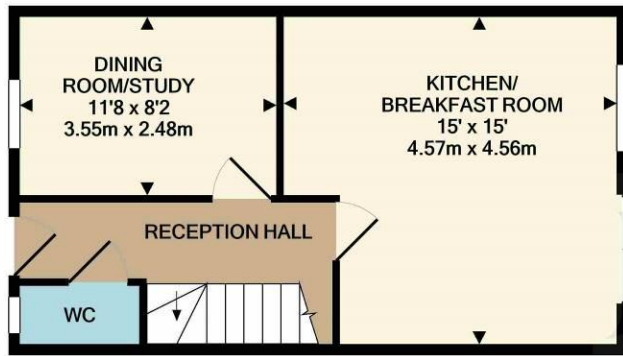
Useful Websites: www.environment-agency.co.uk, <http://www.eaststaffsbcc.gov.uk/planning>

Our Ref: JGA/26062020

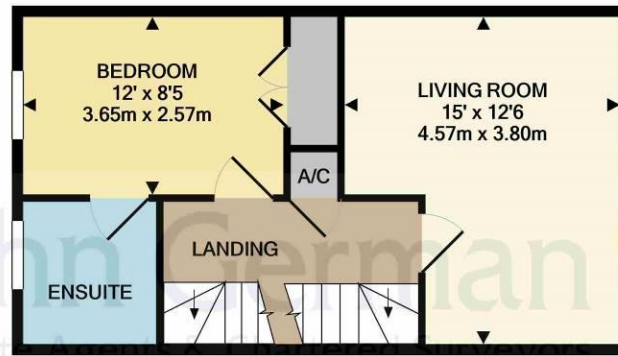
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band D



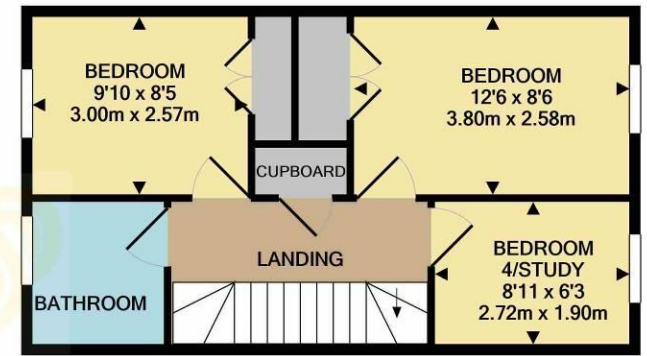




GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2020



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		91
(81-91) B		
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



John German

129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244

burton@johngerman.co.uk



Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter | The London Office

JohnGerman.co.uk Sales and Lettings Agent

