

Station Road

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

John
German



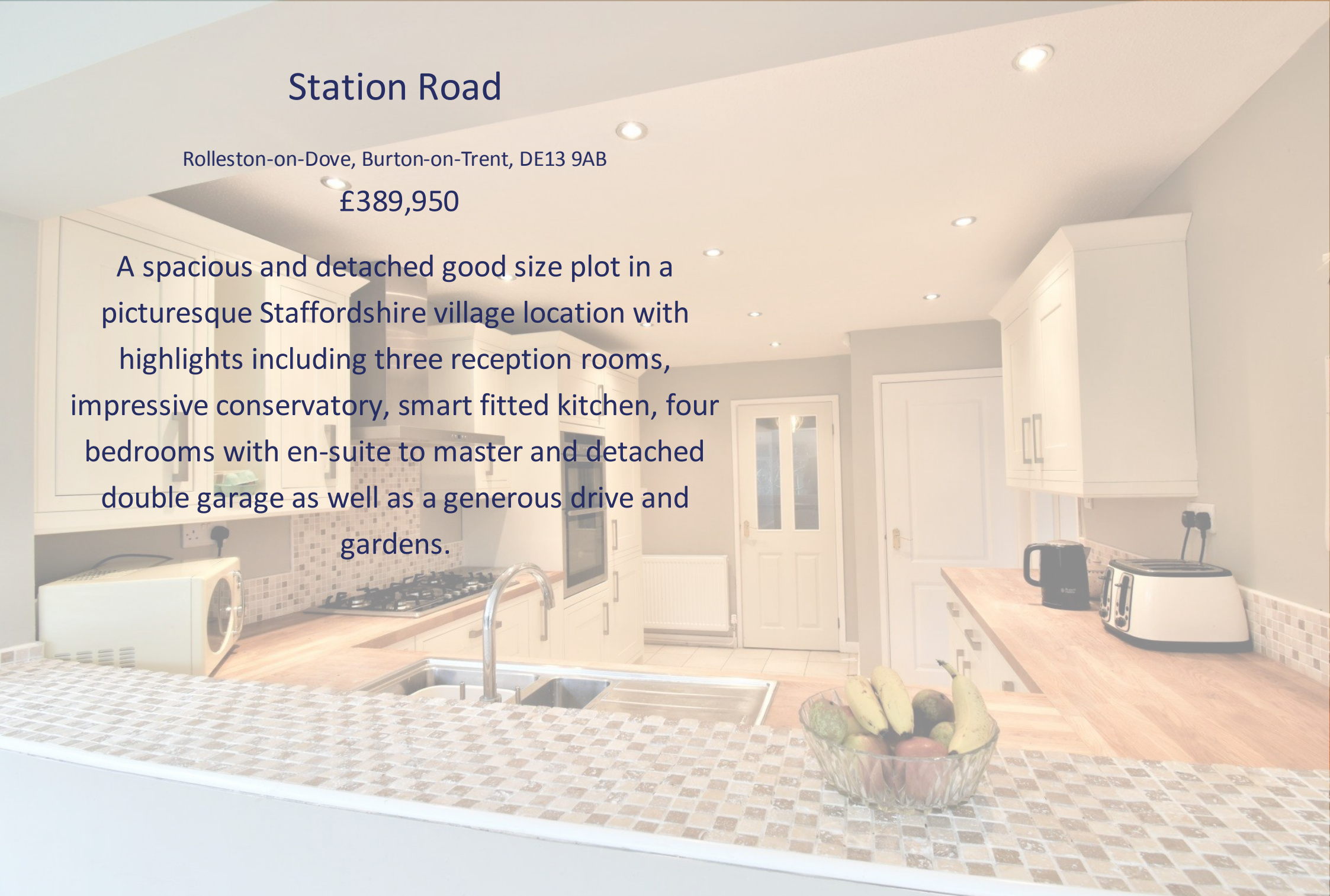


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£389,950

A spacious and detached good size plot in a picturesque Staffordshire village location with highlights including three reception rooms, impressive conservatory, smart fitted kitchen, four bedrooms with en-suite to master and detached double garage as well as a generous drive and gardens.



John German are delighted to offer for sale this delightful family home set in the picturesque and well sought-after village of Rolleston-on-Dove, handily situated near the A38, A50 and beyond. Together with popular village pubs, church and other amenities. Set back from the road behind a good size driveway and additional gravelled parking space, lawned front garden and access to the double garage and canopy porch with side entrance door opening into an impressively spacious hall with wood effect flooring, staircase off to the first floor and doors leading off.

The lounge is of good size with bay window and fireplace, open archway leading through to the dining room with fitted shelving, a further archway leading into an impressive conservatory with glazed windows to three sides and patio doors opening out to the rear gardens.

At the heart of the house, there is a well appointed kitchen equipped with a range of base and eye level units in cream with work surfaces over, integrated double oven, gas hob, extractor over, fridge freezer and dishwasher, spotlights to ceiling and tiled flooring. A door leads to the utility room with a useful built in storage cupboard and door out to side.

Off the hallway, there is the study which enjoys a dual aspect to the front and side and completing the downstairs accommodation is the WC with close coupled WC and wash hand basin.

To the first floor, the landing has doors leading off to four bedrooms. The master being a generous double with built in wardrobes and an en-suite shower room fitted in a modern style including shower cubicle, WC and wash hand basin. There are three further bedrooms, with both bedrooms two and three benefitting from built in wardrobes and the family bathroom comprises of a modern white suite with panelled bath, shower screen, pedestal wash hand basin, WC and chrome towel rail/radiator.

The property enjoys an open aspect to front, good sized rear and side gardens with a paved terraced, shaped lawns and side entrance via gate.

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,
www.eaststaffsbc.gov.uk/planning

Our Ref: JGA/20022020

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

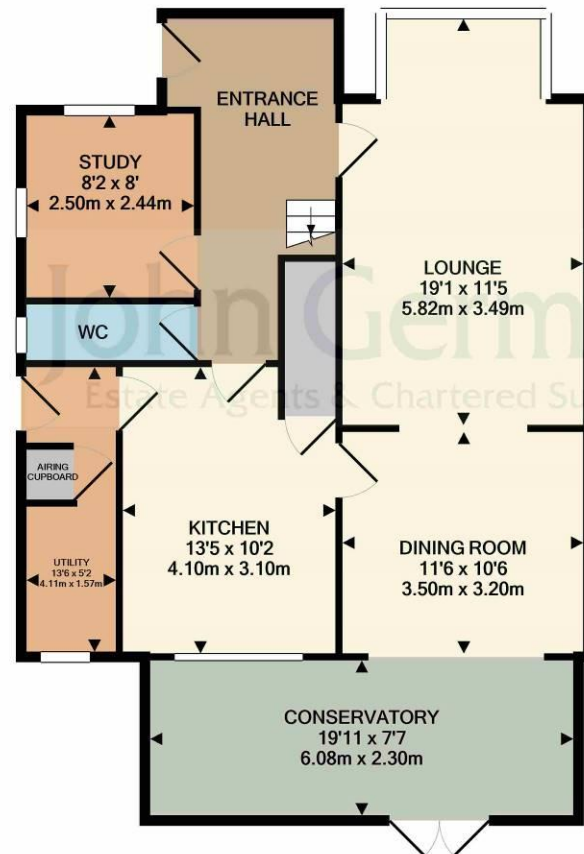
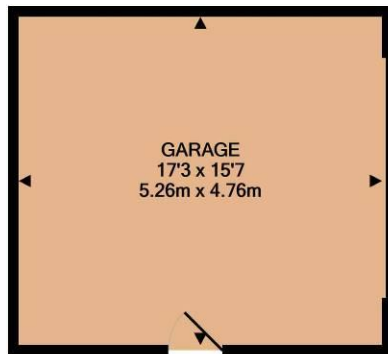




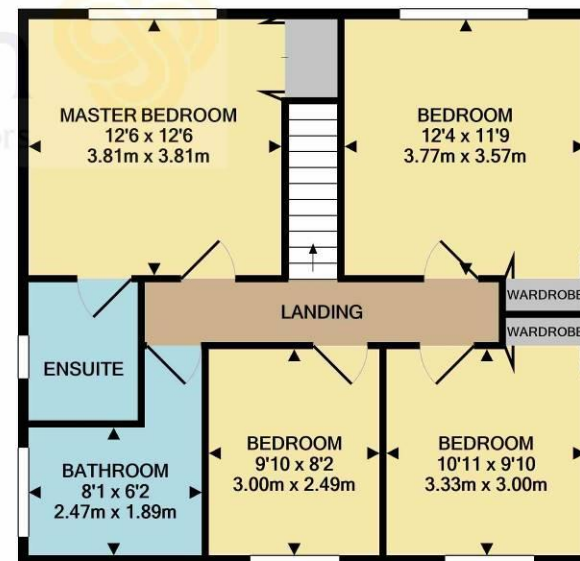








GROUND FLOOR



1ST 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
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Agents' Notes

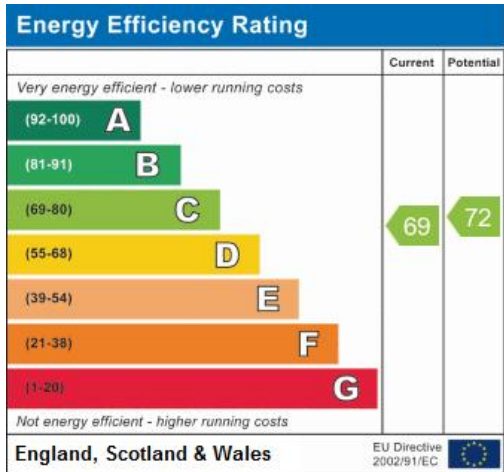
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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.



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