

Station Road

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



A most pleasantly situated home with open front aspect and southerly rear garden offering great potential to create a wonderful family home in a popular village.

£325,000



John German

Accommodation

A glazed door to the front leads into a glazed porch with further door to the hallway having stairs off with doaks cupboard below and a fitted cloakroom WC to the side.

To the front is an attractive sitting room with bow window affording lovely views across open fields together with a window to the side.

Across the hall is a through lounge/dining room having a stone fireplace with a fitted gas fire and patio doors onto the southerly facing rear garden.

The good-sized breakfast kitchen has been extended and is equipped with an extensive range of oak base and wall units with roll edge work surfaces having inset one and a half bowl composite sink with mixer tap and waste disposal unit, and tiled splash backs. There is a peninsular breakfast bar with further appliance spaces having plumbing for automatic washing machine and dishwasher and inset gas hob with extractor over, eye level Neff double oven and grill, worktop lighting and cupboard housing the gas boiler (approximately 4 years old). A window overlooks the rear garden together with two doors, one opening to the side and the other to the patio.

On the first floor the fitted master bedroom has wardrobes, high level cupboards and drawers, window to front affording lovely far reaching views. The three further bedrooms each have fitted and/or built-in wardrobes and storage together with a bathroom equipped with a panel bath in tiled surround with mains shower over, vanity wash hand basin, WC and heated towel rail.

The loft is fully boarded ideal for storage and is accessed via a built-in drop-down ladder.

The property is set back on a gently elevated plot behind a lawned front garden flanked by a broad tarmac driveway. Timber gates lead to the side with a further drive giving access to a brick single garage being 5.7m x 3.0m equipped with an electric up and over door, power and lighting.

There is a very good sized enclosed rear garden having a spacious paved patio area with steps to lawn with retaining walls and borders, a further paved patio and timber summerhouse together with a garden shed/workshop. The garden enjoys a delightful southerly aspect and comes with outside lights and garden tap.

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

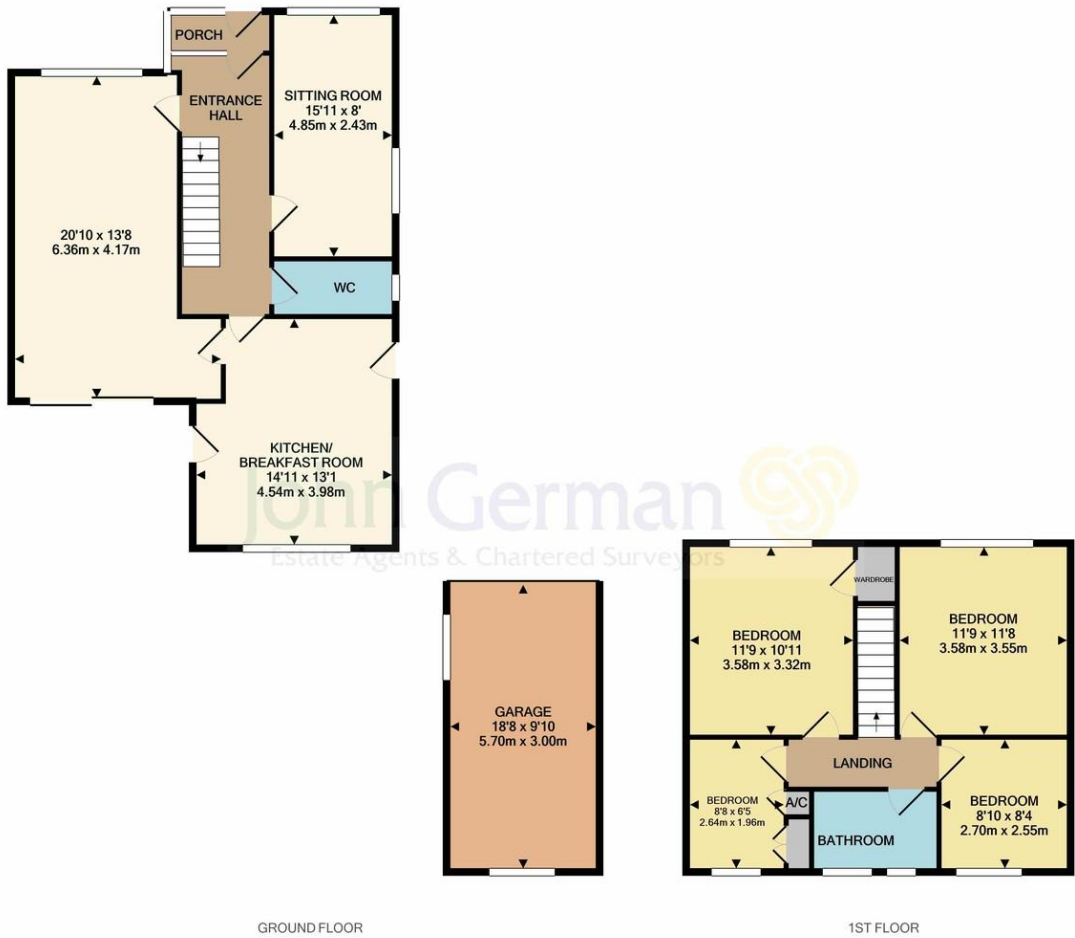
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Fibre Broadband is available.

Useful Websites: www.environment-agency.co.uk
www.eaststaffsbc.gov.uk

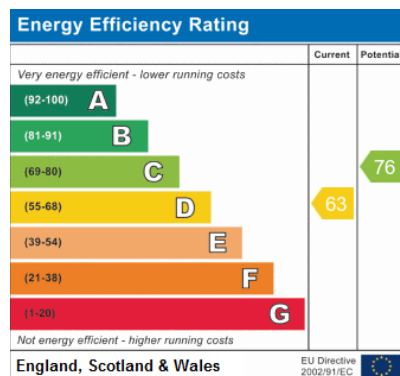
Our Ref: JGA/11032020

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



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