

Station Road

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



Set in a fantastic non estate position on a delightful plot is this detached four-bedroom family home offering scope and potential to improve further with two reception rooms, fitted kitchen, upgraded bathroom, generous drive, garage, carport and attractive rear garden.

NO UPWARD CHAIN

Guide Price £309,950



John German

John German are delighted to offer for sale this superb modern detached home ready for a degree of modernisation but with a smart upgraded bathroom. Set in a superb position within the village, handy for the popular Jinnie Inn together with excellent access to the A38, A50 and beyond.

The house is set back from the road behind a good-sized driveway providing ample off-road parking and giving access to the integral garage. Timber doors open into a good-sized carport to the side.

A double-glazed entrance door opens into the porch which in turn opens into the hall with stairs off.

The first of the reception rooms is a light and spacious lounge with focal fireplace. Sliding doors lead off into dining room that has patio doors opening to the rear garden.

The kitchen is fitted with base and eye units, work surfaces over incorporating a one and half bowl sink unit, integrated Neff gas hob and Belling double oven. There is space for further appliances, tiled floor, door to the side and window framing views across rear garden.

Completing the ground floor accommodation is the guest w.c with a two-piece suite and window to side.

Stairs rise off the hall to the first-floor landing with airing cupboard and access to the four bedrooms.

The master bedroom has fitted furniture including a dressing table, bedside cabinets, wardrobes and cupboards plus a further built in wardrobe, and window framing views to front.

Bedrooms two and three benefit from fitted storage, both double in size, and bedroom four is a generous single.

The upgraded bathroom has a modern white suite of panel bath with shower over and curved shower screen, sink set within a vanity wash hand basin with cupboard under, mirror with lighting and shaver point, dose coupled w.c, part tiled walls, chrome towel rail/radiator and window to rear.

There is an integral garage with useful under stairs storage, and timber doors open to a good-sized carport that leads to the rear garden with a good sized paved terrace, shaped lawns, well established borders, summerhouse and timber shed.

Viewing is highly recommended to appreciate the plot, position and potential on offer. Also sold with the advantage of no upward chain.

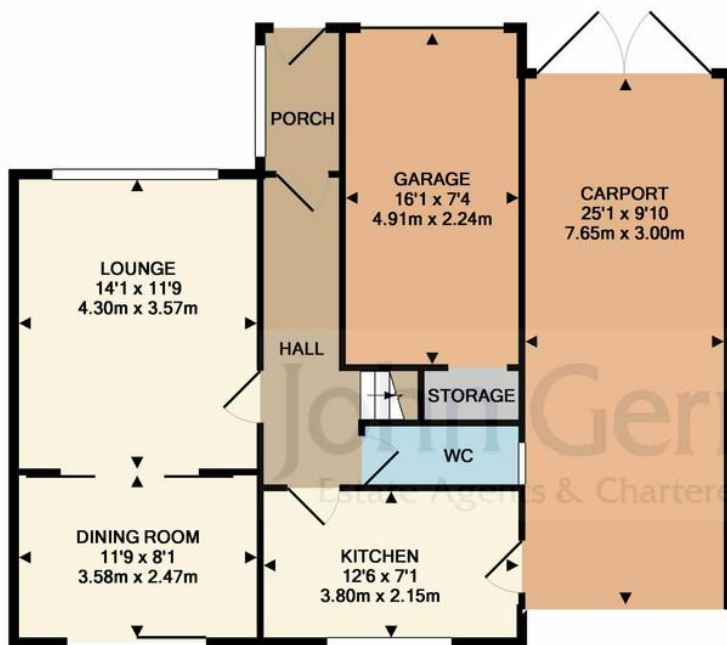
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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.

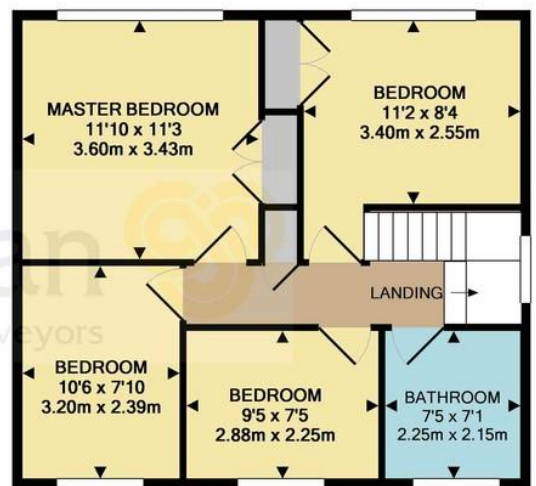
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band D

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

Our Ref: JGA/270919



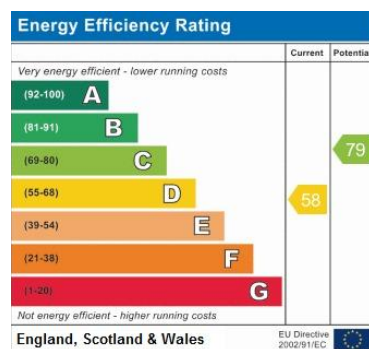
GROUND FLOOR



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.
Made with Metropix ©2019





 onTheMarket.com

 rightmove

 RICS

 naea propertymark
PROTECTED

 www.the-londonoffice.co.uk

 The Property Ombudsman

 APPROVED CODE
TRADING STANDARDS UK

John German
129 New Street, Burton-On-Trent, Staffordshire, DE14
3QW
01283 512244
burton@johngerman.co.uk

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.

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