

2 Brookhouse View

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

John German



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£285,000

This superb conversion offers an amazing period home close to the heart of the village having a blend of new interior with character features including two stunning bedrooms with beams, open plan living/dining room, lovely new kitchen, WC, bedroom three/home office and landscaped gardens.

Close to the village centre with two popular pubs, village newsagents & Co-op store, this beautiful home has plenty to offer with a flexible layout could be your perfect home. Part of a bespoke collection created by the development of the former Brookhouse Hotel, this offers all the benefits of a brand new home with the character of a period home.

The ground floor features an open plan living/dining room with views to front and French doors opening out to the rear garden. There is a new well appointed kitchen with base and wall units with a range of integrated appliances included oven, hob, fridge freezer and washing machine, meaning this home is ready to move into. The property also has the flexibility of a home office which could also be used as third bedroom, and completing the ground floor accommodation is the guest WC. The first floor has two good size bedrooms with high vaulted ceilings enhancing the feeling of space with beams adding character. Both bedrooms are served by a new bathroom. There is a landscaped garden to rear, two designated parking spaces and the development also has the benefit of communal gardens, bicycle storage and access to a vegetable plot.

2 Brookhouse View is currently being fitted out and taking shape. To view this amazing home please contact the office on 01283 512244 to book an appointment and for updates on the builds progress. The development features 3 mews houses, a detached barn conversion and seven beautiful character apartments, for more information please call.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard. **Parking:** 2 allocated spaces

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Mains gas (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

Useful Websites: www.gov.uk/government/organisations/environment-agency

www.eaststaffsbc.gov.uk

Our Ref: JGA/26072024







Ground Floor



Floor 1

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Approximate total area⁽¹⁾

698.9 ft²
64.93 m²

Reduced headroom

3.66 ft²
0.34 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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