

Station Road

Burton-on-Trent, Staffordshire, DE13 9AB

John German



John German



Station Road

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

£475,000

Standing on a fantastic plot in a non estate position is this superb, detached family home with south facing rear gardens and highlights including reception hallway, lounge, dining room, large conservatory, upgraded kitchen, master bedroom with ensuite shower room, three further bedrooms, family bathroom, good sized driveway and garage.

Situated in the popular and sought after village of Rolleston-on-Dove and handy for the village centre with two popular pubs, Co-op store, butchers, post office and primary school is this impressive family home. Beautifully presented throughout and ready to move into with excellent transport links provided by the A38 and A50 together with being just a short drive away from Burton-on-Trent town centre.

Set behind a large expansive driveway providing ample off-road parking together with a generously sized lawned front garden. The front entrance door opens into a spacious reception hall with staircase rising to the first-floor landing and doors leading off.

The lounge is a light room with fire surround providing the focal point and window framing views to front. Double doors open through into the dining room with sliding doors opening through to a lovely conservatory with a glazed roof and fantastic views across the south facing rear garden.

The kitchen is well appointed with a range of base and eye level units with work surfaces over, integrated double oven, hob, extractor and integrated dishwasher. There is also a fridge freezer (to be included in the sale) and a tiled floor plus window framing views across the rear garden. A door returns to the hallway and a door into a useful utility room with additional appliance space, fitted cupboards, built-in storage cupboard, window to rear and side door opening out to a paved terrace.

Completing the ground floor accommodation is the guest WC with wash basin, close coupled WC and window to side.

To the first floor, the landing has doors leading off to four bedrooms. The master bedroom is a spacious double with window framing views across the front garden and beyond. Plenty of space for bed room furniture and with a sliding door opening through to the ensuite shower room with shower cubicle, fitted vanity unit with wash hand basin and storage cupboards, close coupled WC and window to side.

Bedroom two is also a large double with built-in wardrobes and window framing view to front, while bedroom three is again a double with the benefit of built-in wardrobes with window framing views to rear, and bedroom four is a comfortable single currently used as a home office/study.

Family bathroom comprising bath with shower over and glazed screen, WC and wash hand basin.

The rear gardens are a fantastic feature of this home with a lovely southerly aspect, shaped lawns and a paved terrace across the rear and wrapping around the side of the property. There are established borders, side entrance via gate and the property also has the benefit of a generously sized driveway and oversized garage with up and over front entrance door and door opening out to the rear gardens.

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:** Off road

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

Broadband type: Fibre - 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 E

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

Our Ref: JGA16092024

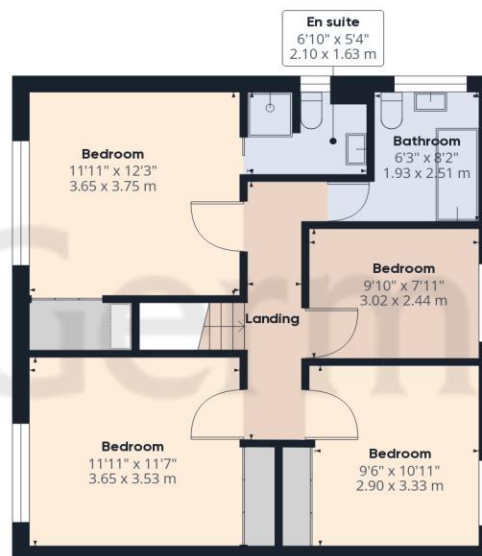
The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1777.44 ft²

165.13 m²

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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

JohnGerman.co.uk Sales and Lettings Agent



