

The Lawns

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



A superb village home featuring a contemporary interior, ready to move into with a smart fitted kitchen, light and spacious living/dining room, three bedrooms, ground floor bathroom, large driveway and landscaped garden.

£280,000



John German

Situated in the sought after village of Rolleston-on-Dove is this superb semi detached home, just a short stroll away from a popular pub, village shop, walks by the River Dove and Rolleston Woods (Brook Hollows Spinney) in close proximity. The location certainly is idyllic.

Set behind a large expansive driveway with lawned front garden and a side entrance door via carport opening to the reception hall with staircase off to first floor, a good sized storage room/cupboard, a useful second storage cupboard and with doors leading off.

There is a light and spacious living/dining room with large picture window framing views to front and French doors opening out to rear garden and door into the kitchen.

The smart contemporary kitchen is equipped with a range of base and eye level units with grey gloss finished units with upgraded work surfaces and backboard, integrated appliances including induction hob, double oven, microwave and fridge freezer. A window frames views across rear garden and there is a useful side door to garage which also has a door out to the rear garden.

Completing the ground floor accommodation is the smart bathroom with grey tiling and modern suite comprising bath with shower over and shower screen, vanity wash hand basin with storage, WC, chrome towel/radiator and window to side.

To the first floor, the landing has doors leading off to three bedrooms. The master has the benefit of fitted wardrobes providing storage and window to rear. Bedroom two has views over the close to front and bedroom three has views to rear.

The rear garden is a highlight of this property with paved terrace, perfect for entertaining in spring and summer months with shaped lawns and a superb open summer house in the corner of the garden.

Replacement boiler fitted in March 2023.

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.

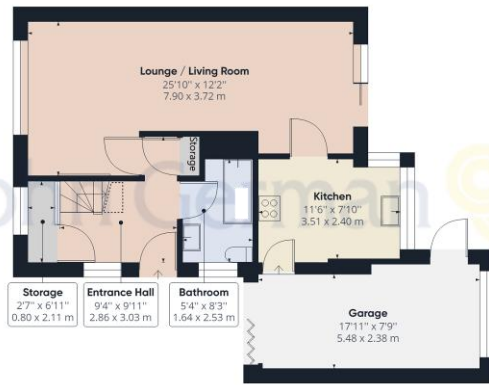
Useful Websites:

www.gov.uk/government/organisations/environment-agency

www.eastsaffsbc.gov.uk

Our Ref: JGA/15022023

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



Ground Floor



Floor 1

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Approximate total area⁽¹⁾
1005.49 ft²
93.41 m²

Reduced headroom
32.96 ft²
3.06 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.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	86 B
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

Agents' Notes

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