

Meadow View

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

John
German





Meadow View

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

£385,000

A wonderful bungalow with open aspect over green to front offering a spacious home with three bedrooms, bathroom, open plan living/dining room with a dual aspect, lovely dining kitchen plus utility, driveway, large garage and garden. No upward chain



Situated in the sought after and pretty village of Rolleston-on-Dove with two popular pubs, nature trails and walks by the River Dove, together with a village store adding convenience, is this lovely bungalow available with the advantage of no upward chain. The property also has excellent transport links provided by the A38 putting the nearby centres of Burton-on-Trent, Derby and the cathedral city of Lichfield all in each reach.

Set behind a good expanse of driveway providing plenty of off road parking and a good size garage, the front door opens into the entrance hall with door off to a guest WC with close coupled WC and wash hand basin. Double doors open through into a substantial living/dining room offering a fantastic reception room which enjoys a dual aspect with two windows framing views to front, together with sliding doors opening out to the rear garden. A fire surround with living flame gas fire provides the focal point.

There is a door to an inner hallway to the bedrooms, plus a door opening into a dining kitchen which is equipped with a range of base and eye level units with worksurfaces over, integrated oven, hob and extractor, space for further appliances, plenty of space for a dining or breakfast table, window and door to side opening out to large side garden. Off the kitchen is a useful utility room with additional appliance space ideal for a washing machine and tumble dryer, having a window to side.

The property has the benefit of three good size bedrooms, the master and second both have views across the rear garden while bedroom three has views to side. All three share a bathroom comprising panelled bath, pedestal wash hand basin and WC.

The property stands on a lovely garden plot with side and rear gardens, laid to lawn with established borders and side entrance via gate. There is a good expanse of driveway providing plenty of off road parking to front. The detached garage has a side entrance door and an up and over electric front entrance door which we understand is not in working order and may need replacing. Standing on a fantastic position on Meadow View with a lovely aspect across the green to tree line beyond.

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: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: 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 E

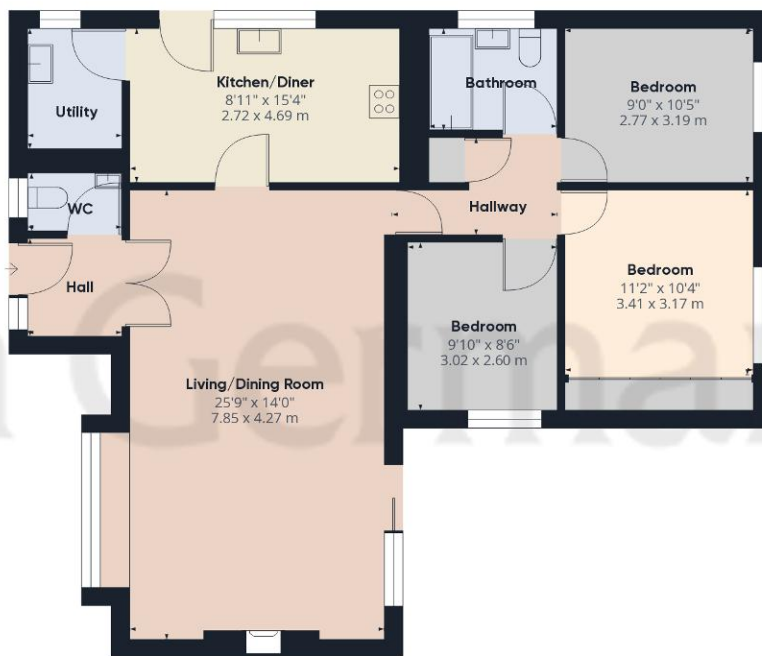
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/11102024

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.





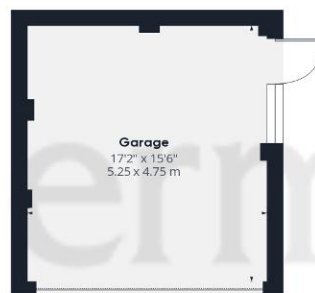


Ground Floor Building 1

Approximate total area⁽¹⁾

1274.76 ft²

118.43 m²



Ground Floor Building 2

(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		85 B
69-80	C	70 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



