

Shotwood Close

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

John
German





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£325,000

An exceptional, extended detached village home with enhanced energy efficiency having solar panels and battery packs along with a car charging point. The excellent layout includes two reception rooms, a well appointed breakfast kitchen and a refitted en suite to the master bedroom.

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This extended and upgraded village detached property offers a fabulous energy efficient home located on a select development in the sought after village of Rolleston on Dove. The picturesque village has a thriving and active community served by an excellent range of amenities including two local pubs, Co-Operative convenience store, post office/newsagent, family run traditional butchers, hair salon, a lovely church and cricket club to name a few together with a regular bus service to both Burton and Derby. It is also well placed for the A38 to Lichfield, Derby, Birmingham, the A50 and more.

Step inside the welcoming reception hall with a guest's WC off and stairs to the first floor. The lounge offers a cosy room with its log burner providing a focal point and dual aspect windows to the front and side elevations.

Across the hall is a well appointed refitted and upgraded breakfast kitchen equipped with a range of base and eye level units complemented by granite worktops and breakfast bar. We understand the Rangemaster, fridge freezer and dishwasher are all to be included in the sale. The gas central heating boiler is housed in a cupboard, a window frames views over the rear garden and an outer door opens to the side entry. A wide arch opens into the extension that has created a dining room, perfect for entertaining, also offering the versatility to be used as a snug or extra sitting room. It has dual aspect windows giving views over the rear garden.

On the first floor the master bedroom is a particularly generous double with fitted wardrobes across one wall and the benefit of a refitted en suite having shower cubicle, pedestal wash hand basin and WC.

Bedrooms two and three overlook the rear and both share a well appointed shower room comprising shower cubicle, fitted vanity unit with wash basin, WC and a towel rail/radiator.

The rear garden features a paved terrace ideal for outside dining, raised planted bed and we understand the greenhouse is also to be included in the sale.

To the front is a lawned foregarden and a drive leading to the garage which has an electric up and over door, a pedestrian door to the rear garden and it also houses the inverter and battery packs for the solar panels.

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 and garage

Electricity supply: Mains and solar panels with two batteries

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: ADSL copper wire

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 D

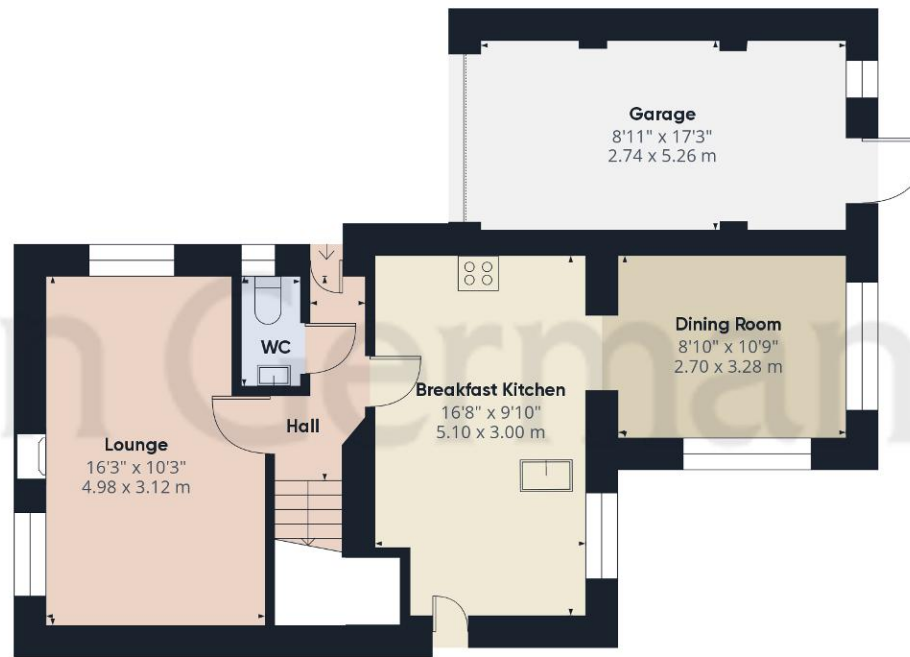
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/16012025

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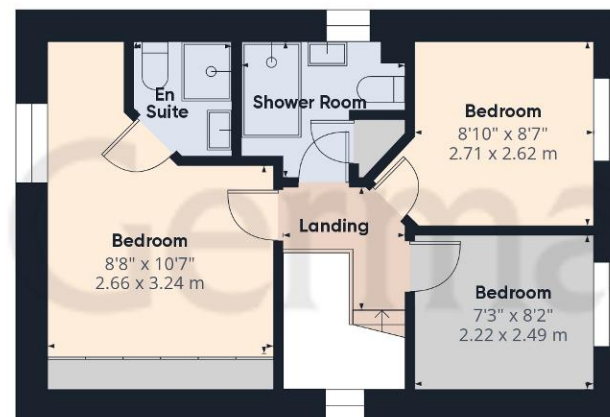


Ground Floor

Approximate total area⁽¹⁾

1031.51 ft²

95.83 m²



Floor 1

(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.

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Agents' Notes

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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	96 A	98 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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