

Alderbrook Close

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

John German



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£350,000



Offered for sale with NO ONWARD CHAIN is this detached family home on Alderbrook Close. Set in the quiet and pretty village of Rolleston On Dove, with a HUGE rear garden, this is a perfect family home for families looking in the popular village

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Situated in the pretty and sought after village of Rolleston-on-Dove is this impressive, extended property occupying a delightful peaceful cul-de-sac location, handily situated just a short walk away from the village centre where there is a Co-op store and newsagent, a choice of popular pubs, together with excellent transport links to the A38 and A50.

This home is superbly presented throughout and ready to move into, with a generous sized block paved driveway to the front for off road parking and giving access to the single garage. The garage is equipped with power and lighting throughout and is accessed to the front via up and over doors.

Entrance to the property is through the entrance porchway, which opens up to the hallway. The hallway has stairs leading to the first floor, access to downstairs w/c and the main living areas. The living room in this property is a fantastic size, being L shaped and have sliding doors which lead to the conservatory. The conservatory is also a great size, spanning across the back of the property, being fitted to UPVC and giving access to the rear garden. The modern fitted kitchen features matching wall and base units, base level electric oven, gas hob with cooker hood above, plumbing for washing machine, plumbing for dishwasher, stainless steel sink and drainer and side door leading to the rear garden.

To the first floor, the home offers three good sized bedrooms. Two of which can comfortably fit a double bed. All three bedrooms share a modern fitted family bathroom, which has a walk in shower, w/c and wash hand basin.

The real showstopper of this property is the enormous garden to the rear. With the whole plot being 0.16 acres (approx.) with most of the land being to the back garden. The garden is mainly laid to lawn and enjoys countryside views to the rear, enclosed by wooden fencing to the perimeter.

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:** Driveway & garage

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

Broadband type: TBC

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

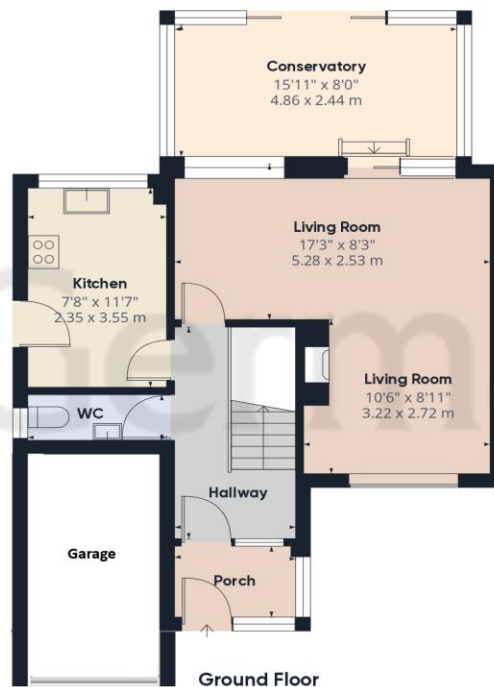
Our Ref: JGA18032025

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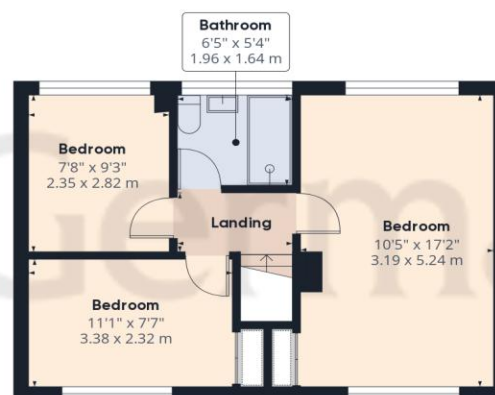




Approximate total area⁽¹⁾

979.96 ft²

91.04 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Agents' Notes

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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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