

# Chapel Lane

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

John   
German









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Guide Price £350,000

A totally charming and attractively situated, Grade II listed cottage at the heart of this popular village and brimming with character features in addition to a sizeable and picturesque garden enjoying a southerly aspect.

NO UPWARD CHAIN

John German 



Rolleston-on-Dove is a picturesque village with 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 kindergarten, 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.

The entrance lobby gives access to a delightful beamed sitting room with inglenook style fireplace and French doors to the rear garden which has a covered veranda. The dining room is equally charming, again with an extensive range of beams and wall timbers and an inglenook style fireplace. The kitchen has a neat range of fitted units with worktops, inset sink and mixer tap together with a hob, extractor hood and oven, tiled floor and a door to the garden.

To the first floor the landing provides access to the master bedroom with feature exposed wood timbers which also has an interconnected dressing room or study/bedroom three. There is also a further double bedroom. A stylish modern bathroom has a freestanding slipper bath, low level WC, pedestal wash hand basin and a separate shower enclosure.

The cottage enjoys a drive through, integrated garage with front and rear doors providing secure parking and access directly to the rear garden.

The garden itself is an absolute picture having a patio area with covered veranda, raised ornamental borders with steps to shaped lawns with further borders and screening. The garden enjoys a most pleasant southerly aspect and a high degree of privacy. Included within the garden are two very useable brick outbuildings providing a useful potting shed, work room or sunny summer room, all capable of further enhancement and use such as a home working space.

**Agents notes:** The property is Grade II listed.

Recent extensive improvements have been undertaken to Chapel Lane itself with resurfacing and improvement to surface water drainage.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Property construction:** Grade II listed cottage in a conservation area

**Parking:** Garage (buyers should checked suitability for their vehicle)

**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](http://www.gov.uk/government/organisations/environment-agency)

[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

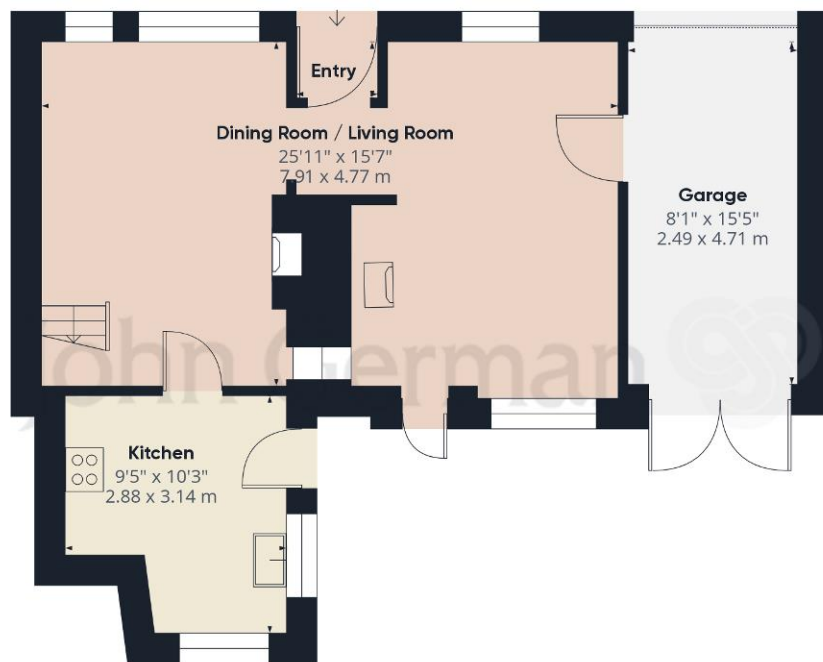
**Our Ref:** JGA/09022024

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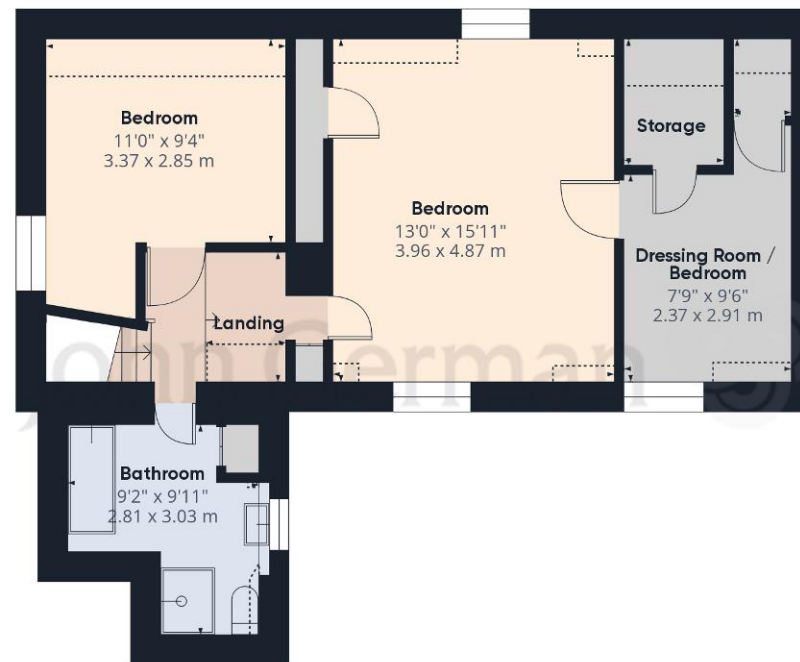








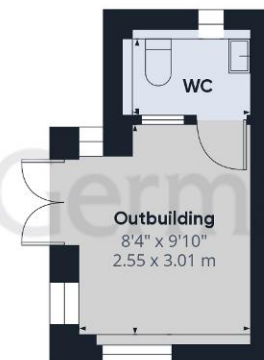
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

**Approximate total area<sup>(1)</sup>**

1447.4 ft<sup>2</sup>

134.47 m<sup>2</sup>

**Reduced headroom**

55.13 ft<sup>2</sup>

5.12 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

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.

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### 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  
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JohnGerman.co.uk Sales and Lettings Agent





