Rolleston Road Burton-on-Trent, DE13 OLE







Rolleston Road

Burton-on-Trent, DE13 OLE £465,000

An outstanding detached home standing on a fabulous 0.29 acre garden plot, perfect for multigenerational living with annex potential, set behind a gated driveway with a flexible layout featuring three bedrooms, three reception rooms including a lovely garden room and a quality fitted kitchen. No upward chain.



Situated in a superb non estate location, handy for schools for all ages and set behind a gated driveway leading to a good expanse of parking is this impressive traditional detached bungalow. The plot is outstanding, featuring approximately 0.29 acres of space including a wonderful and extensive long rear garden with a detached garage/outbuilding offering superb annexe potential, with services including gas, water and electricity all connected with an electric up and over front entrance door, skylights and French doors opening out to rear gardens.

The front entrance door opens into a spacious welcoming hallway with tiled flooring, opening through into a fabulous and spacious dining room, perfect for entertaining or for the family to get together, with high ceilings through, staircase off to the first floor and a further door opening through opening into an inner hallway with doors leading off.

To the right a door opens into a light and spacious lounge with a log burner providing the focal point, a lovely cosy space perfect for evenings.

Across the inner hallway is the master bedroom which is a superb double with high ceilings and plenty of storage, with fitted wardrobes stretching across one wall and window to side. There is a well appointed bathroom off this hallway with a close coupled WC, fitted vanity units with inset wash basin and WC, together with panelled bath. From the inner hall a door opens into a wonderful L shape fitted dining kitchen, the dining area is generous in its proportions, perfect for a large table with a log burning stove providing the focal point and a wide open arch through to a lovely quality kitchen which is fitted with an extensive range of base and eye level units with granite worksurfaces over, with space for an American fridge freezer, range cooker and dishwasher (current appliances can be included by negotiation).

One of the highlights of the ground floor is an outstanding garden room featuring a high vaulted ceiling, together with wide bi-fold doors and a large picture window framing fabulous views across amazing rear gardens. To the first floor the landing with skylight has doors leading off to two further bedrooms, the front bedroom has a skylight and offers a perfect child's bedroom or home office/study. Further along the landing is the second bedroom on this floor which is a generous double with window framing views across the rooftop to the rear garden beyond, and there is a well appointed shower room with shower cubicle, pedestal wash hand basin and WC.

The rear gardens feature a large paved terrace perfect for outside dining and entertaining or for the family to get together, with a feature archway with a climbing rose over, opening through into extensive lawns all the way to the top of the garden where there is a separate section with a greenhouse and lawned area offering a perfect allotment style space. Halfway up the garden there is a superb covered pergola offering covered entertaining space, and the property also has the benefit of a side entrance via a gate.

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 Electricity supply: Mains Water supply: Mains Sewerage: Mains Heating: Mains gas (Purchasers are advised to satisfy themselves as to their suitability). Broadb and type: Fibre See Ofcom link for speed: https://checker.ofcom.org.uk/ Mobile signal/coverage: See Ofcom link <u>https://checker.ofcom.org.uk/</u> Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band D Useful Websites: <u>www.gov.uk/government/organisations/environment-agency</u> Our Ref: JGA12052025

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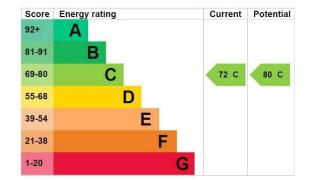
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John German 129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW 01283 512244 burton@johngerman.co.uk

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