

Alderbrook Close

Rolleston-on-Dove, Staffordshire, DE13 9AH

John German



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£400,000

Extended and refitted, this detached offers a stunning home ready to move into, having a spacious lounge with log burner and a wonderful open plan kitchen/dining/living room creating an amazing space opening out to the garden, master with ensuite, refitted bathroom, garage and drive, in a pretty village.



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Enjoying an end of cul-de-sac position in the pretty village of Rolleston-on-Dove with two popular pubs, village store, butchers and primary school this could be your perfect family home.

Extended and renovated by the current owner featuring a stylish interior, ready to move into, perfectly designed for modern family life.

The property is set behind a gravelled garden and the front door opens into a welcoming hall with stairs and doors leading off.

There is a generous lounge, a lovely space to relax, with a log burner adding a cosy feel and a large bay window framing views to front.

Across the full rear width of the house is an amazing opening plan space featuring kitchen, dining and living areas, opening out to the rear garden. The stylish kitchen is superbly appointed with a range of gloss finished units and quality work surfaces, plus extra storage added by an under stairs pantry. The dining area has the unique feature of a large picture window and window seat, and the living area has French doors opening out to the rear garden.

Off the hall, the house also has the practicality of a well appointed utility room with additional appliance space and a WC.

To the first floor, the landing has a useful cupboard, window to side and doors leading off.

There is a lovely master bedroom with garden views, a window to side adding extra natural light and a stylish ensuite shower room having a good size shower, fitted units with storage and wash basin over.

Bedrooms two, three and four are all generously sized, sharing a well appointed, refitted bathroom having a bath with shower over and shower screen, WC and a wash basin set on a lovely natural wooden surface.

Outside, the rear garden has a shaped lawn and a handy rear gate to the driveway. The garage has timber front doors and currently has a temporary divide creating storage space and a gym area, which could easily be returned to a garage if needed.

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

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 D

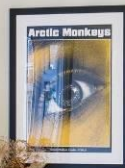
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/05122025

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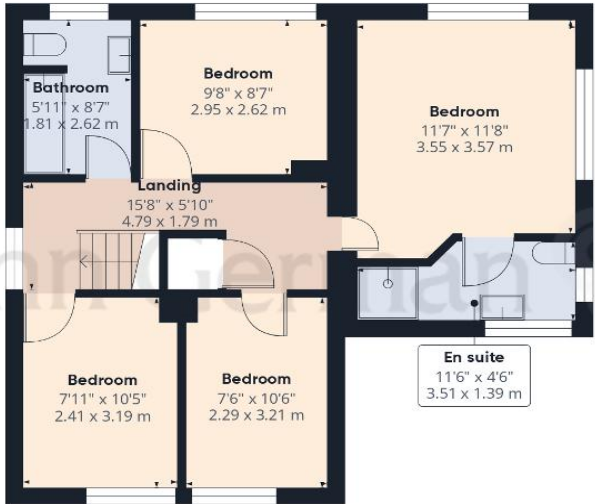




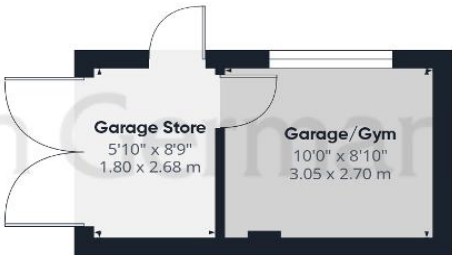




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1353 ft²

125.7 m²

Reduced headroom

3 ft²

0.2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

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		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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