

Forest School Street

Rolleston On Dove, Burton-on-Trent, DE13 9AZ

John 
German





Forest School Street

Rolleston On Dove, Burton-on-Trent, DE13 9AZ

£549,950

An outstanding home perfect for a large family with 2000 square feet of accommodation plus a detached double garage with a secure gated driveway, offering plenty of space with reception hall, three reception rooms plus a large open plan living/dining/kitchen, five double bedrooms, two en-suites plus a family bathroom in a premium village location.

NO UPWARD CHAIN



This wonderful family home has plenty to offer with an abundance of space and storage, making it ideal for family buyers or those seeking something for multi-generational living, in a highly regarded and pretty village location, with two popular pubs, village store and primary school, together with excellent transport links provided by the A38 and A50. The property is within walking distance to four play parks, football pitches and public footpath to the Jinnie Trail.

The accommodation begins with a grand reception hallway creating a feeling of space from the start, with staircase leading off to the first floor and doors leading off.

The living room enjoys a dual aspect with double doors from the hallway, fireplace providing a focal point and further double doors opening into a separate dining room with window framing views across the rear gardens and door opening through to the highlight of the ground floor, which is the lovely open plan living/dining/kitchen, perfect for entertaining or for the family to get together at the beginning or end of the day. With a generous space for a dining table, plenty of space for armchairs or a sofa with a very well-appointed kitchen, underfloor heating below the limestone floor throughout and spotlights. The kitchen area is fitted with a range of base and eye level units with worksurfaces over, sink and drainer unit, integrated eye level double oven, hob, extractor hood, dishwasher and fridge freezer, window framing views across the rear garden and French doors from the seating area opening out to the rear. There is a door returning to the hallway, and also a door opening to a useful utility room with additional appliance space and door to side.

Off the hallway is a good size home office/family room/snug with potential for a variety of uses with window framing views to front.

Completing the ground floor accommodation is the guest cloakroom with WC and wash hand basin.

To the first floor an impressive gallery landing has doors leading off to five bedrooms. The master offers a substantial double with plenty of floorspace and two sets of fitted double wardrobes providing a good amount of storage, and door into a full en-suite with shower cubicle, panelled bath, pedestal wash hand basin, WC, chrome towel radiator and window framing views to rear.

Bedroom two has a lovely aspect to front, a generous double bedroom with the luxury of its own en-suite shower room with shower cubicle, pedestal wash hand basin and WC, and across the landing there is a very good sized third bedroom with a Jack and Jill approach to the main family bathroom and again with built in storage.

The family bathroom is fitted with modern suite comprising a separate shower cubicle, panelled bath, pedestal wash hand basin and WC.

Bedroom four is also a good double with a built in double wardrobe and bedroom five is used as a good size home office/study with open view to front.

Situated off a private drive serving just a few properties with electric double gates opening into the driveway, which in turn leads to a double garage with an up and over front entrance door. To the rear of the property there are lovely landscaped rear gardens with shaped lawns, wildlife pond and decked area perfect for outside entertaining, with well-established borders, side entrance via gate and to the front there is an easy maintenance front garden with gate and canopy porch.

The property has the benefit of an electric car charging point.

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

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

Our Ref: JGA10102023

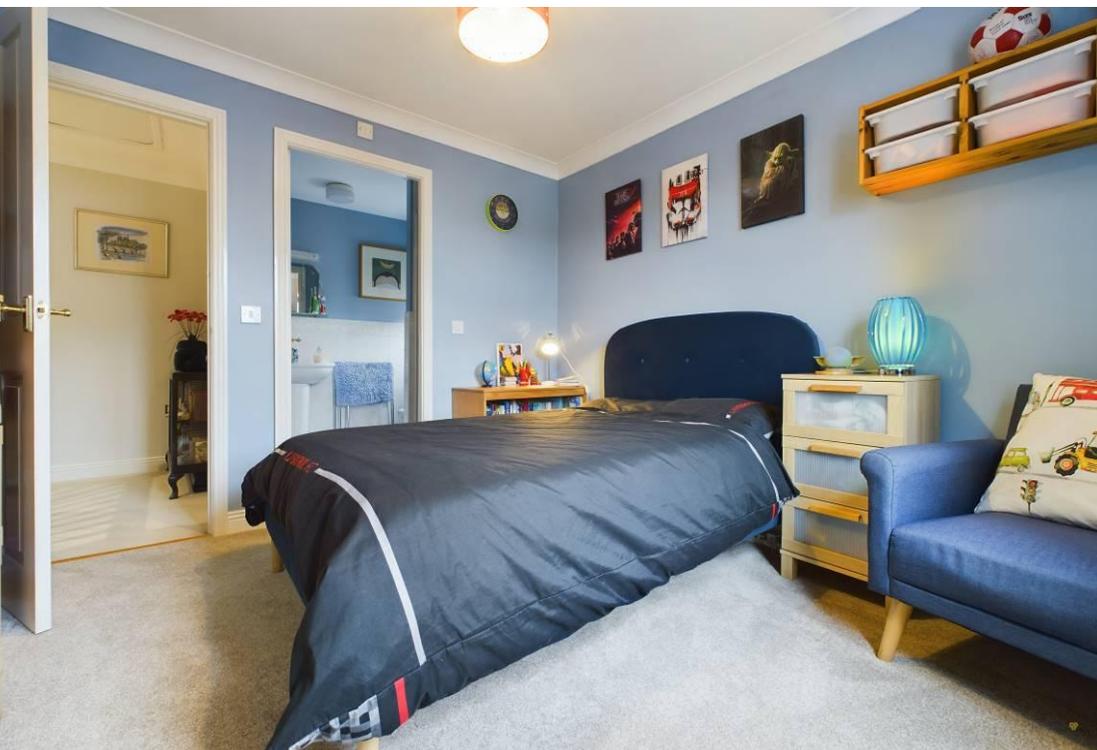
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band F

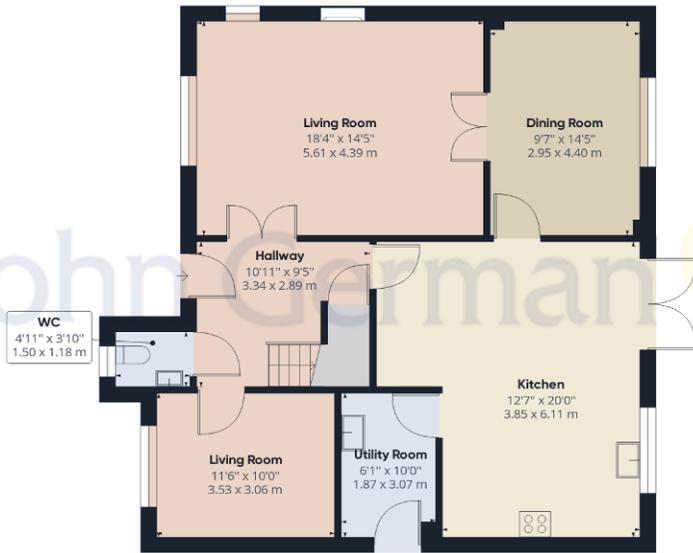




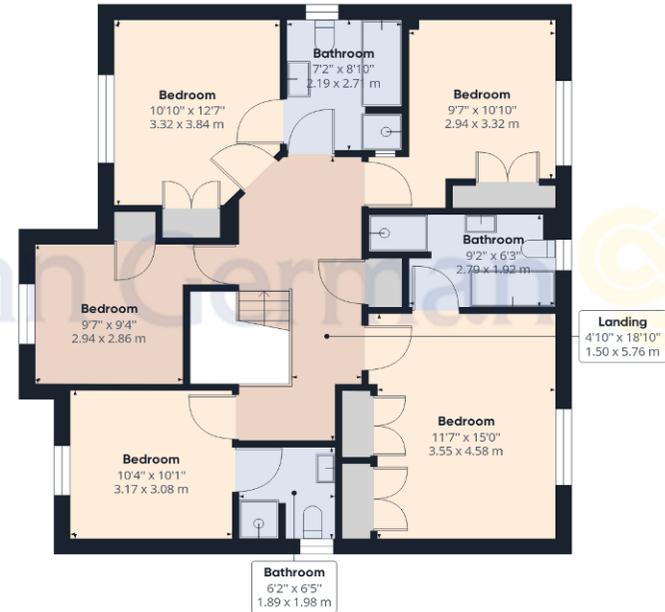








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2286.66 ft²

212.44 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.

GIRAFFE360



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 | | 83 B |
| 69-80 | C | 77 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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
 Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



