



£220,000

3 Bedroom Semi-Detached House for sale

71 Beacon Drive, Rolleston-on-Dove, Burton-on-Trent



EweMove
SALES AND LETTINGS



Overview

Welcome to this beautifully presented three-bedroom home, tastefully decorated and ready to move straight into. Ideally positioned at the heart of Rolleston on Dove, a village brimming with character and amenities that are just a leisurely stroll away.



Key Features

- TAKE A VIRTUAL TOUR
- EPC - C
- Council Tax - A
- Tastefully Decorated Throughout
- Modern Shower Room
- Open Plan Kitchen/Living Room
- Conservatory
- Spacious Garden With Large Garden Room
- Close To Local Amenities
- Excellent Commuter Links





Welcome to this beautifully presented three-bedroom home, tastefully decorated and ready to move straight into. Ideally positioned at the heart of Rolleston on Dove, a village brimming with character and amenities that are just a leisurely stroll away.

The spacious front driveway-large enough for two cars-sets the tone for practicality and style. A brand-new PVCu front door greets you, while a private gated side entrance leads conveniently into the rear garden.

The hall connects seamlessly to both the open plan kitchen/living room, offering a warm welcome into the heart of the home.

The kitchen is spacious, fitted with shaker style units and topped with striking black marble-effect worktops, complemented by discreet under-counter lighting. The range cooker makes this a kitchen designed for cooking and entertaining. The kitchen flows seamlessly into the living space, allowing light and conversation to move freely between the two rooms.



The living room stretches an expansive 20' x 12', with natural light streaming in from the conservatory at the rear. The room's bespoke plaster corning adds character, while the laminate flooring and clever layout create a versatile space for both relaxing and entertaining.

Upstairs, the landing leads to three bedrooms, a modern bathroom, and a practical airing cupboard. The bathroom is fully tiled and appointed with a walk-in shower with black fittings, a large sink with vanity storage and a wc. A heated towel radiator and spotlights complete the contemporary finish.

The main bedroom is a generous size with a front-facing window, loft access,

and ample room for storage. The second bedroom enjoys views over the rear garden, while the third bedroom makes an ideal child's room, home office, or dressing room. Above, the loft is fully boarded with retractable ladder access, offering valuable storage space.

Outside, the rear garden is a true retreat. Approximately 50' x 30', and at the far end - a spacious garden room, perfect for hobbies, a home office, or simply unwinding in style.

This home combines modern convenience with thoughtful design touches throughout, making it a must-see for anyone seeking both comfort and character.

Ideally positioned at the heart of Rolleston on Dove, a village brimming with character and amenities that are just a leisurely stroll away. Immerse yourself in the local culture with visits to beloved pubs like the Spread Eagle and Jinnie Inn, the timeless St. Mary's church, a well-equipped Co-op, a cherished butcher's shop, and the charming cricket club. Everything you need is within reach, including the highly-regarded John of Rolleston Primary and De Ferrers Academy.

For those eager to explore, the historic village of Tutbury beckons, boasting the enchantment of Tutbury Castle, cozy cafes, and traditional country pubs. Essential services like opticians, dentists, and a general store ensure a convenient and fulfilling lifestyle.

Situated perfectly for commuter ease, the village offers swift access to major roads like the A38 and A50, connecting you to Derby, Birmingham, and Nottingham. Rail travel is at your fingertips from nearby Hatton and Burton, and the allure of the East Midlands and Birmingham International airports is just a leisurely drive away.

Don't miss the chance to make this enchanting property your forever home. Contact us today to book your viewing!

ADDITIONAL INFORMATION (Purchasers are advised to verify the details

through their legal representative.)

Tenure: Freehold

Property Construction: Concrete.

Parking: Private driveway.

Electricity Supply: Mains connected.

Water Supply: Mains connected.

Sewerage: Mains drainage.

Heating: Gas central heating.

Tree Preservation: No.

Conservation Area: No.

Broadband: Full Fibre available (For confirmation of speed and availability, please refer to Ofcom's broadband checker.)

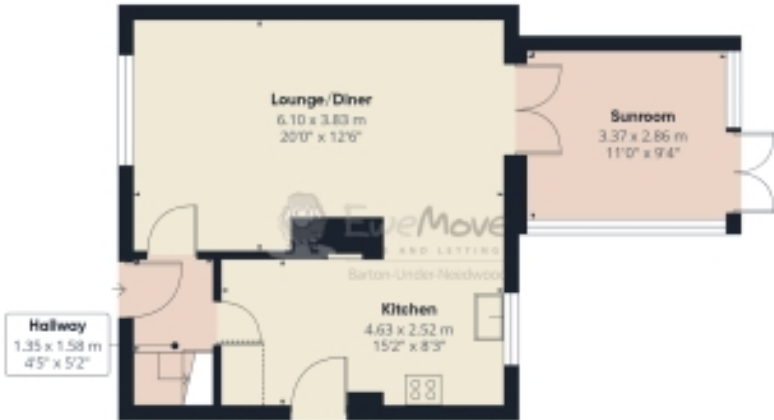
Mobile Signal Coverage: Good (Please check specific coverage through Ofcom's mobile checker.)

EPC rating: C.

Council Tax rating: A.

We are required by law to comply fully with The Money Laundering Regulations Act 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use Movebutler to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. A non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

Floorplans



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area[®]
104.7 m²
1126 ft²
Reduced headroom
0.7 m²
7 ft²

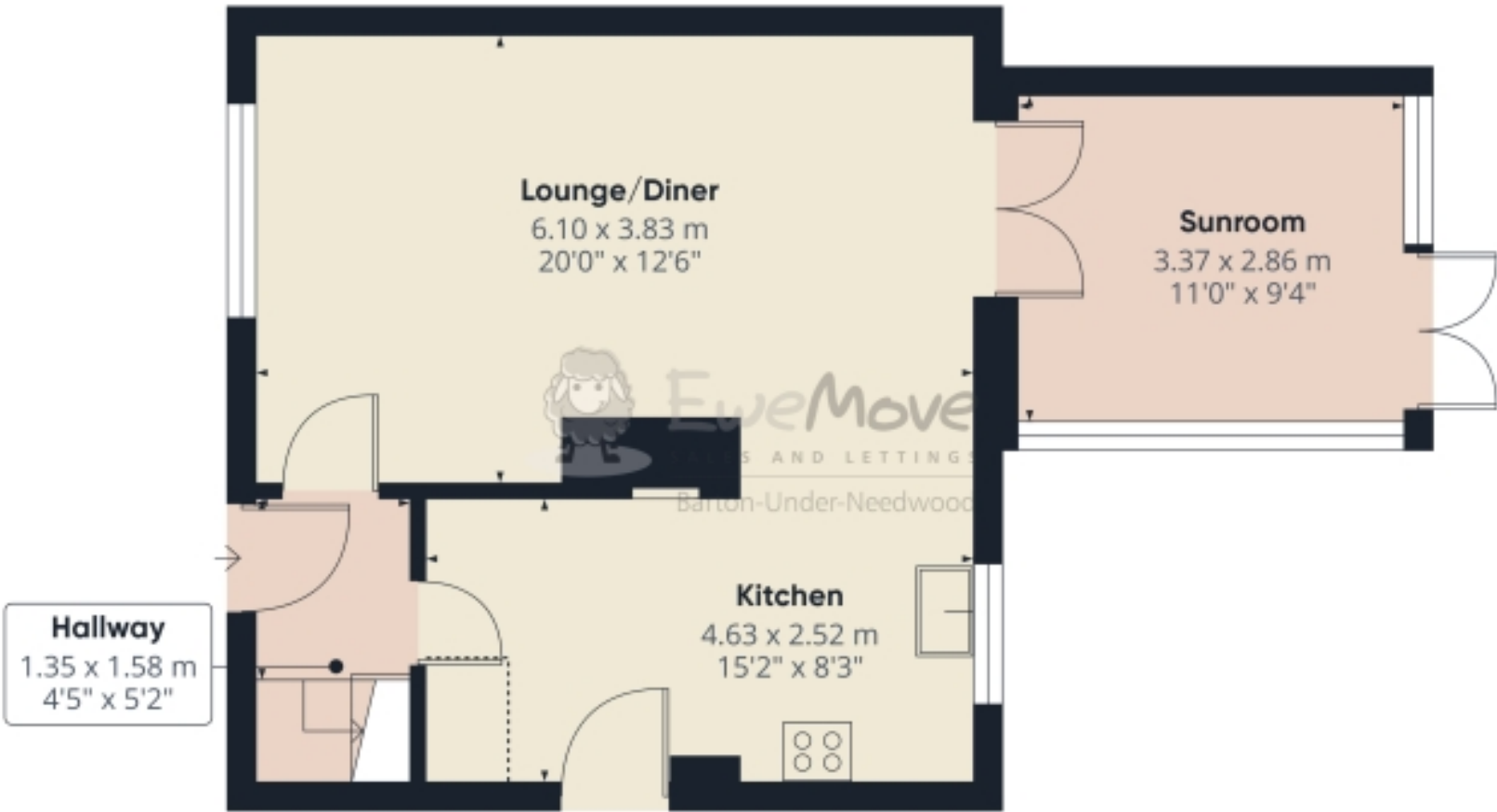
(1) Excluding balconies and terraces

Reduced headroom
----- Below 1.5 m/5 ft

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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Floorplans



Approximate total area ⁽¹⁾
47.4 m ²
510 ft ²
Reduced headroom
0.7 m ²
7 ft ²

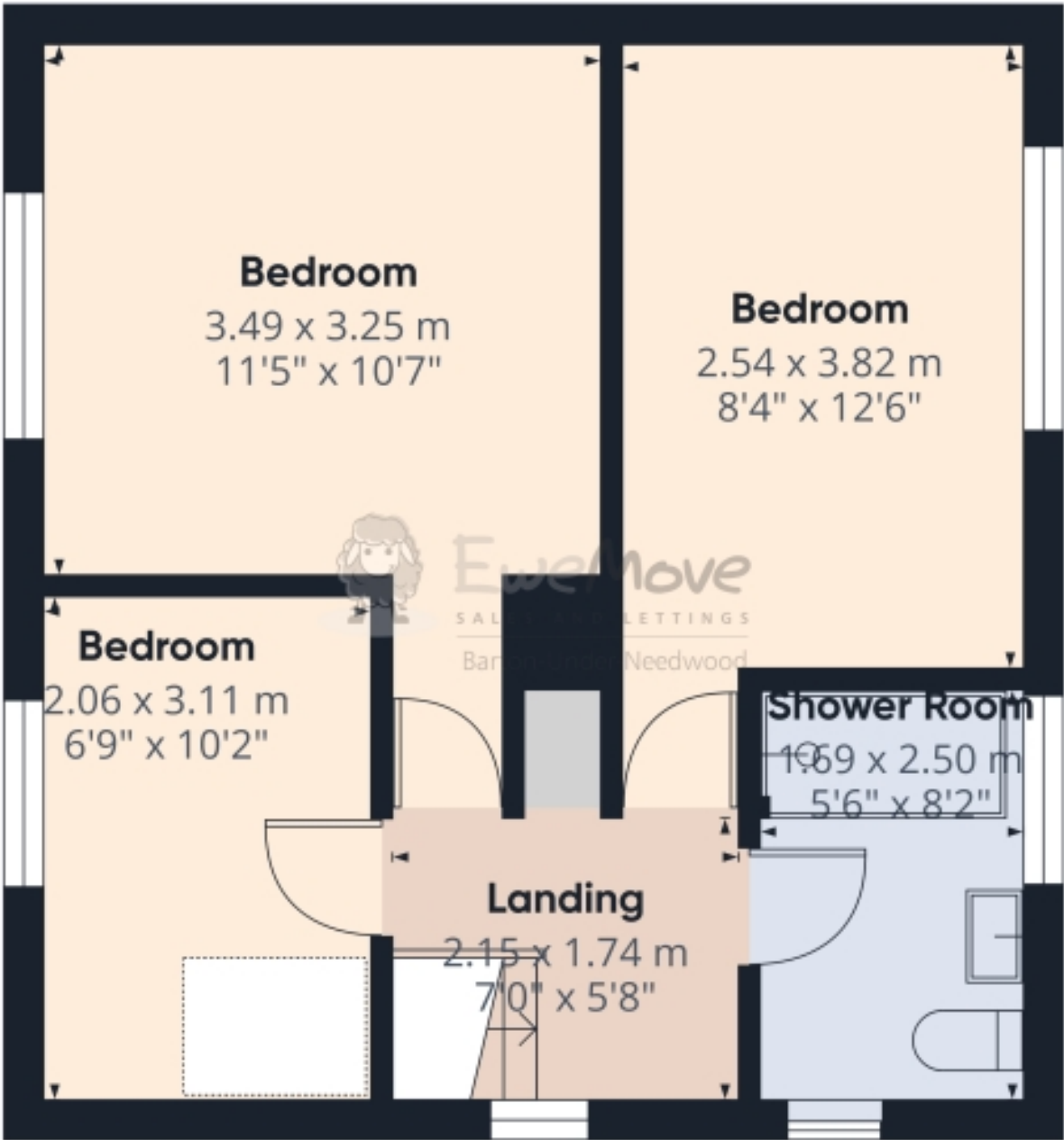
(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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Floorplans



Floor 1 Building 1



Approximate total area⁽¹⁾
35.6 m²
382 ft²

(1) Excluding balconies and terraces

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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01283 247076 (24/7)
barton@ewemove.com

