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15 Rolleston Road

, Burton upon Trent, DE13 0JT

Offers In The Region Of £399,950



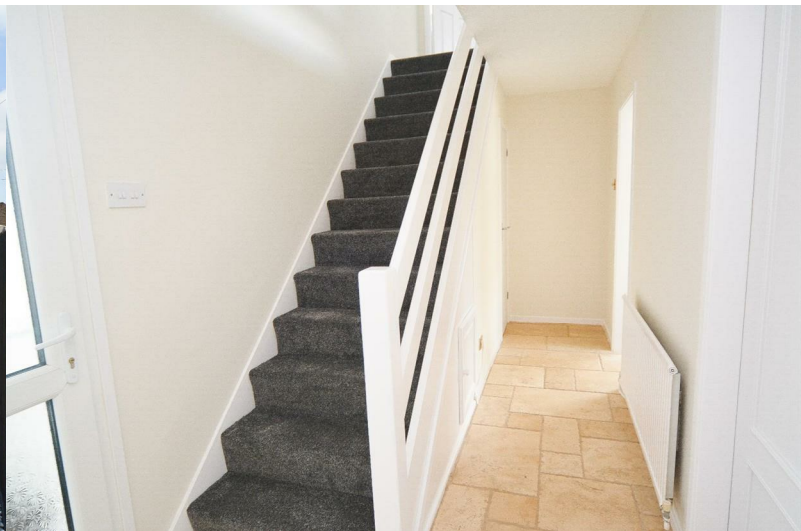
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# 15 Rolleston Road

, Burton upon Trent, DE13 0JT

## Offers In The Region Of £399,950



### GENERAL INFORMATION

#### THE PROPERTY

Situated in this mature residential area, this detached house from the 1970s boasts a delightful blend of modern upgrades and timeless appeal. This property offers ample space for comfortable living with spacious reception rooms, three/four bedrooms, one with an ensuite shower room and a further family bathroom.

One of the standout features of this property is the newly fitted kitchen, perfect for whipping up delicious meals and entertaining guests. The fresh carpets and recently redecorated interiors give the home a welcoming and pristine feel, ready for you to move in without any hassle.

This superbly presented home is situated in a sought-after location and offered with no upward chain. Whether you're looking to relax in the spacious lounge or unwind in the well-appointed bedrooms, this property offers a perfect balance of space, style, and convenience.

Don't miss the opportunity to make this house your home and enjoy its tranquillity and comfort.

#### LOCATION

Rolleston Road is conveniently located with local convenience stores, including a co-op, nisa, pharmacy, doctors and for local schools, including the De Ferrers Academy and St Modwens Catholic Primary School. Burton upon Trent's town centre is a short drive away.

#### ACCOMMODATION

##### ENTRANCE PORCH

7'5" x 5'2" (2.28m x 1.60m)

Having obscure windows to the front aspect, a further window to the Utility and a very useful storage cupboard, ideal for boots and shoes. A door leads into the

##### HALLWAY

6'0" x 16'2" (1.84 x 4.94m)

With stairs off to the first floor, travertine-styled tiled flooring, and a cloak cupboard which measures 0.89m x 1.88m, providing hanging space for coats with additional space for a Hoover.

##### GUEST CLOAKROOM

2'7" x 5'9" (0.79m x 1.77m)

Equipped with a wall-mounted hand wash basin with vanity unit below, a w.c. and window to the front aspect, tiled splash backs and recessed ceiling down lights

##### OPEN PLAN LOUNGE/DINER

##### DINING AREA

9'1" x into bay 10'7" max 8'3" min (2.78m x into bay 3.24m max 2.54m min)

Having a large walk-in bay window to the rear aspect, ceiling light point, ornate coving to ceiling and archway to the lounge

##### LOUNGE

9'10" x 21'3" (3.00m x 6.49m)

A lovely spacious and light room with as a large bay window to the front aspect, further window to the rear, ornate coving to ceiling, feature fire surround and matching hearth with electric fire inset.

### DINING/FAMILY ROOM WITH KITCHEN OFF

#### FAMILY/DINING AREA

11'1" x 8'3" to french door (3.40m x 2.53m to french door)

The travertine style flooring continues through with French doors having glazed side panels opening into the rear garden radiator and ceiling light point an archway lead through to the kitchen

#### KITCHEN

14'10" x 9'3" (4.53m x 2.84m)

Having just been refitted, this attractively presented room has a range of wall and base cupboards with attractive worktops, inset with a four-ring hob and stainless steel sink with mixer taps. Integrated appliances include a fridge, freezer, dishwasher and oven. There are complimentary splashbacks, a door to the garden and a window to the side aspect. The domestic hot water and central heating boiler is housed here. An opening leads into the ...

#### UTILITY

5'5" x 9'4" (1.66m x 2.85m)

Fitted with a matching range of base and wall cupboards. Ceiling light point and ample space for washing machine and tumble drier.

#### FIRST FLOOR

##### LANDING

6'3" x 20'6" (1.92m x 6.25m)

A light and airy space with a window to the front aspect. A large built-in cupboard with hanging space and shelving and a further airing cupboard are ideal for linen storage.

##### BEDROOM ONE

9'10" x 11'0" to the window (3.02m x 3.37m to the window)

Having a window to the front aspect ceiling light point, radiator and a door to the en suite shower room

##### EN SUITE

3'6" x 10'5" (1.07m x 3.2m)

It comprised of a corner shower enclosure with a Triton electric shower, hand wash basin with tiled splash backs and W.C. There is an obscure window to the rear.

##### BEDROOM TWO

11'1" x 8'3" to the window (3.40m x 2.53m to the window)

Having a window to the rear aspect, radiator and ceiling light point

##### BEDROOM THREE

8'0" x to window 11'4" (2.45m x to window 3.47m)

Having a window to the side aspect, radiator, and ceiling light point. There is an opening to the former bedroom four could be used a study area or play area for bedroom three.

##### FORMER BEDROOM FOUR

5'10" x 8'3" to the window (1.78m x 2.52m to the window)

With a window to the rear aspect, radiator and ceiling light point

## BATHROOM

6'5" x 8'9" (1.96m x 2.67m )

The bathroom is equipped with a panelled bath with mixer taps having a shower attachment along with a separate electric shower over and side screen, a fitted w.c and a vanity unit that is inset with a hand wash basin and provides additional storage, and a shaving mirror with down lights over. There is a window to the front aspect, towel rail and tiled surrounds.

## OUTSIDE

### GARAGE

16'6" x 16'6" (5.03m x 5.03m )

Having a remote roll up door, power light and boarded loft area.

### WORKSHOP

7'9" x 8'1" (2.37m x 2.48m )

It is fitted with a range of base cupboards and wall-mounted cabinets. There are doors giving access into the rear garden, front spect and to the garage.

### FRONT

To the front of the property is a blocked paved drive with raised gravel borders. Steps are illuminated by outside lighting and lead to the front door

### REAR GARDEN

Access to the garden is via a gate from the front driveway. This fully enclosed area is superbly presented with a tidy lawn, raised gravelled area, paved patio and gravel pathway. There is space for a garden shed and there is access to the workshop.

### BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

### CONDITION OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

## CONSTRUCTION

Standard Brick Construction

## COUNCIL TAX BAND

East Staffordshire Borough Council- Band E

## CURRENT UTILITY SUPPLIERS

Gas - EON

Electric - Eon

Water - Mains - SSW

Sewage - Mains - SSW

Broadband supplier - Virgin/BT

## FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website with regards to flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

## SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

## TENURE

FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

## VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 05/2024) A



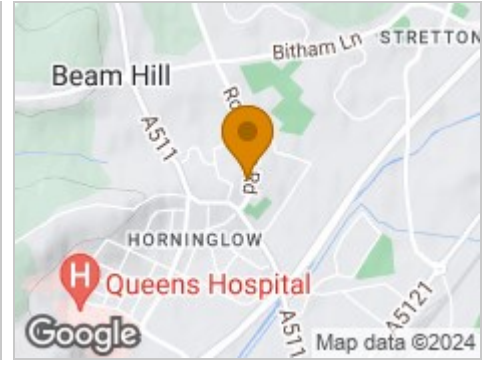
## Road Map



## Hybrid Map



## Terrain Map



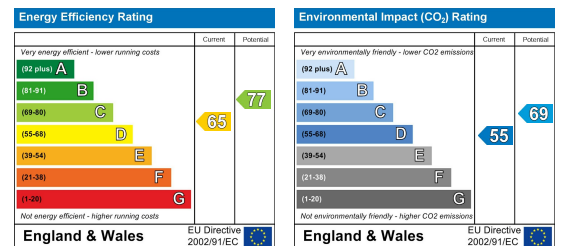
## Floor Plan



## Viewing

Please contact our Sales Office on 01283548194 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.