

**27 The Lawns
Rolleston-On-
Dove
Burton-On-Trent
DE13 9DA**

Price £480,000



- EXTENDED AND WELL PRESENTED FOUR BEDROOM DETACHED RESIDENCE
- STUNNING VIEWS OVER ROLLING COUNTRYSIDE
- SUPERB LOUNGE WITH FRENCH DOOR INTO THE GARDEN
- ATTRACTIVE FITTED KITCHEN
- SPACIOUS DINING ROOM
- STUDY/PLAYROOM
- UTILITY AND W.C.
- FOUR WELL-PROPORTIONED BEDROOMS
- MODERN FITTED BATHROOM WITH SHOWER AND BATH
- GENEROUS REAR GARDEN/DRIVE GARAGE AND LAWN TO FRONT

GENERAL INFORMATION

THE PROPERTY

Sitting in the picturesque and much-favoured village of Rolleston-On-Dove, this stunning four-bedroom detached house offers a perfect blend of modern comforts. Built between 1960 and 1969, the property has been beautifully extended to provide ample living space for families seeking a serene lifestyle with breathtaking views over the rolling countryside.

As you enter, you are greeted by a welcoming hallway that leads to a superb lounge, complete with French doors that open into the garden, allowing natural light to flood the room. The cosy log burner is perfect for those cooler evenings, creating a warm and inviting atmosphere. The attractive fitted breakfast kitchen is ideal for casual dining, while the spacious dining room provides an excellent setting for family meals and entertaining guests. Additionally, a versatile study or playroom and a utility room with a convenient W.C. enhance the practicality of this home.

On the first floor, you will find four well-proportioned bedrooms, with the primary bedroom being particularly spacious. The modern bathroom is equipped with both a bath and a separate shower.

Outside, the property boasts a good-sized driveway, complemented by a lovely lawn area. The rear garden is a true highlight, offering a fantastic entertaining and relaxation space with stunning views, perfect for summer gatherings or simply enjoying the tranquillity of the surroundings.





This exceptional family home presents an opportunity for further extension, subject to planning permissions, making it a perfect choice for those looking to create their dream residence in a delightful setting. Don't miss the chance to make this beautiful property your own.

ACCOMMODATION

Entrance door opening through to:

HALLWAY

2.03m inc stairs x 4.59m (6'7" inc stairs x 15'0")

Having wood effect flooring, useful under stairs storage cupboard, door to kitchen, door to dining room and stairs off to first floor.

DINING ROOM

4.35m width x 3.22m min 3.71m max (14'3" width x 10'6" min 12'2" max)

Before the property had been extended it was previously a sitting room and has a window to the front aspect, coving to ceiling, ceiling light point and the focal point of the room is an attractive carved Adam style fire place with living flame gas fire inset. Door opens through to the:

FITTED MODERN BREAKFAST KITCHEN

4.22m max 3.16m min x 5.01m max 2.51m min (13'10" max 10'4" min x 16'5" max 8'2" min)

Is fitted with a good range of base cupboards with drawer units, attractive work tops extend to create a breakfast bar and are inset with a one and a quarter stainless steel sink which has an extendable hose mixer tap and a four ring Hotpoint gas hob, there is an integrated double oven, space for dishwasher and space for an American style fridge freezer, there is a matching range of wall mounted cabinets and glass display units, a window looks out over the rear garden with views over Staffordshire countryside, there is a radiator, ceiling light point, useful under stair storage cupboard, attractive tiled splashbacks and a door that leads through to the lounge, there is also a further door to the rear hallway.

LOUNGE

4.54m to window x 6.40m (14'10" to window x 20'11")

This lovely room has spectacular views over the garden and rolling countryside, there is a log burner for cooler evenings, attractive wood

effect flooring, radiator, ceiling light points and a door leads through to the study/playroom.

STUDY/PLAYROOM

2.79m x 2.43m to window (9'1" x 7'11" to window)

Having wood effect flooring, window to the front aspect, radiator, recessed ceiling down lights and loft access point.

REAR HALLWAY

1.23m x 1.25m to rear door (4'0" x 4'1" to rear door)

With a step up to the utility area and a door opens up into the garage..

UTILITY ROOM

2.90m x 1.52m (9'6" x 4'11")

Has provision for washing machine, space for tumble dryer, vanity units with hand wash basin inset, chrome heated towel rail and built in storage which also houses the domestic gas meter. A door leads through to the cloakroom.

CLOAKROOM

0.64m x 1.61m (2'1" x 5'3")

Has an obscure window to the rear aspect, fitted W.C., radiator and ceiling light point.



GARAGE

2.43m width x 5.27m length (7'11" width x 17'3" length)
Has an obscure window to the side aspect, twin timber doors opening to the front and the domestic hot water and central heating Worcester Bosch boiler is also housed here.

FIRST FLOOR

Stairs rise to:

LANDING

Having loft access point, useful storage cupboard and all doors leading off to:

PRIMARY BEDROOM

2.77m min 3.16m max x 3.80m (9'1" min 10'4" max x 12'5")
Has a window to the front aspect, radiator and ceiling light point.

BEDROOM TWO

5.56m x 3.21m max 2.91m min (18'2" x 10'6" max 9'6" min)
Has a window offering views to the garden and open countryside, radiator and ceiling light points.

BEDROOM THREE

3.81m to window x 2.45m width (12'5" to window x 8'0" width)
Has a window to the front aspect, radiator and ceiling light point.

BEDROOM FOUR

2.43m x 2.59m to window (7'11" x 8'5" to window)
Has a window to the rear aspect, radiator and ceiling light point.

FAMILY BATHROOM

2.56m x 1.65m (8'4" x 5'4")
Is fitted with a panelled bath with mixer tap which has a hand held shower attachment, fitted W.C., vanity unit with storage and hand wash basin inset, fully tiled shower enclosure with rain fall and hand held shower heads, there are recessed ceiling down lights, extractor fan, obscure window to the rear aspect, fully tiled walls and heated chrome towel rail.

OUTSIDE

The property sits back off The Lawns behind a block paved driveway providing parking for several vehicles with an adjacent lawn and shrub borders. To the rear of the property the garden is a lovely feature and is predominantly laid to lawn with blocked paved pathways, patio areas, decked terrace, mature tree which does have tree preservation order on it, shrub borders and fabulous views over rolling countryside.

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.

AGENTS NOTES

If you have accessibility needs please contact the office before viewing this property.

If a property is within a conservation area please be aware that Conservation Areas are protect places of historic and architectural value. These are also designated by local planning authorities. Removing trees in a Conservation Area requires permission from the relevant authority, subject to certain exclusions.

COUNCIL TAX BAND

East Staffordshire Borough Council- Band E

CONSTRUCTION

Standard Brick Construction

CURRENT UTILITY SUPPLIERS

Gas
Electric
Oil
Water - Mains
Sewage - Mains
Broadband supplier

MONEY LAUNDERING & ID CHECKS

BY LAW, WE ARE REQUIRED TO COMPLY WITH THE MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATION 2017.



IN ORDER FOR US TO ADHERE TO THESE REGULATIONS, WE ARE REQUIRED TO COMPLETE ANTI MONEY LAUNDERING CHECKS AND I.D. VERIFICATION.

WE ARE ALSO REQUIRED TO COMPLETE CHECKS ON ALL BUYERS' PROOF OF FUNDING AND SOURCE OF THOSE FUNDS ONCE AN OFFER HAS BEEN ACCEPTED, INCLUDING THOSE WITH GIFTED DEPOSITS/FUNDS.

FROM THE 1ST NOVEMBER 2025, A NON-REFUNDABLE COMPLIANCE FEE FOR ALL BUYERS OR DONORS OF MONIES WILL BE REQUIRED. THIS FEE WILL BE £30.00 PER PERSON (INCLUSIVE OF VAT). THESE FUNDS WILL BE REQUIRED TO BE PAID ON THE ACCEPTANCE OF AN OFFER AND PRIOR TO THE RELEASE OF THE MEMORANDUM OF SALE.

BROAD BAND SPEEDS

Please check with Ofcom, and for further information, the Open Reach web site. Links are provided for your information

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

FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website regarding 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>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

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

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.

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 07/2025) A



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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