



Hall Road, Rolleston-On-Dove, Burton-On-Trent, DE13 9BX

Nicholas
Humphreys

£390,000

Located in the heart of Rolleston on Dove is this high specification family residence, offering four bedroom detached accommodation on a generous plot. The very well presented internal accommodation is uPVC double glazed and gas centrally heated, and opens with a welcoming reception hallway with guest cloakroom & Lounge across the front elevation.

There is a modern fitted kitchen diner with a wide selection of units and built-in appliance's, large utility room & boot room alongside, with further appliance spaces and internal door to the garage store.

The first floor landing has doors leading to the four family sized bedrooms with two en-suite shower rooms and modern stylish bathroom.

Outside is a front driveway with side access to a generous sized garden with raised decking and mature garden borders. The local village has various amenities with village pubs and school. Viewing is highly recommended strictly by appointment only.



The Accommodation

Reception Hallway

With a decorative front entrance door, central heating radiator, stairs rising to the first floor and doors to;

Guest Cloakroom

Fitted with a modern white cloakroom suite offering WC and hand wash basin.

Lounge

With fitted carpet, central heating radiator and a double glazed uPVC window to the front elevation.

Fitted Kitchen Diner

Offering a open rear aspect family space with a selection of matching wall and base units, having integrated fridge freezer, dishwasher, four ring hob, with extractor above, Neff double oven with warming drawer below, French patio doors opening onto the rear garden and open plan to the dining area with door through to the study.

Study

Located on the rear overlooking the garden with double glazed windows to the side and rear elevation and a double glazed side access door onto the decking.

Utility Room

With a selection of matching wall and base units, central heating radiator, double glazed window the side elevation, recessed spotlighting and an opening lead through to the boot room.

Boot Room

Fitted with wall and base units having a sink with mixer tap, central heating radiator, double glazed side access door to garden and a door leading through to the half sized garage.

First Floor

Master Bedroom

With a selection of fitted wardrobes, radiator, double glazed window to the front elevation and a door leading through to the en-suite shower room.

En suite Shower Room

Offering a three piece suite comprising: low level WC, wash hand basin with mixer tap and vanity unit below, shower cubicle with glass sliding doors and gravity shower over, heated ladder tower rail and recessed spotlighting.

Double Bedroom Two

With window to the rear elevation, radiator and door leading to the en-suite shower room.

En- suite Shower Room

Our second En-suite fitted with a low level WC, wash hand basin with mixer tap and vanity unit below, shower cubicle with glass sliding door and electric shower over and heated ladder towel rail.

Bedroom Three

With window to the front elevation, storage cupboard and radiator.

Bedroom Four

With window to the rear elevation and radiator.

Bathroom

A stylish bathroom fitted a three-piece suite comprising; low level WC, wash hand basin with mixer tap and vanity unit below, bath with mixer tap and handset, heated ladder towel rail double glazed window to the rear elevation.

Outside

Set back from the road with generous driveway and side gate to the established garden.

Draft details awaiting vendor approval and subject to change.

Property construction: Standard

Parking: Drive & Garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: E

Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/> Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority: East Staffordshire Borough Council

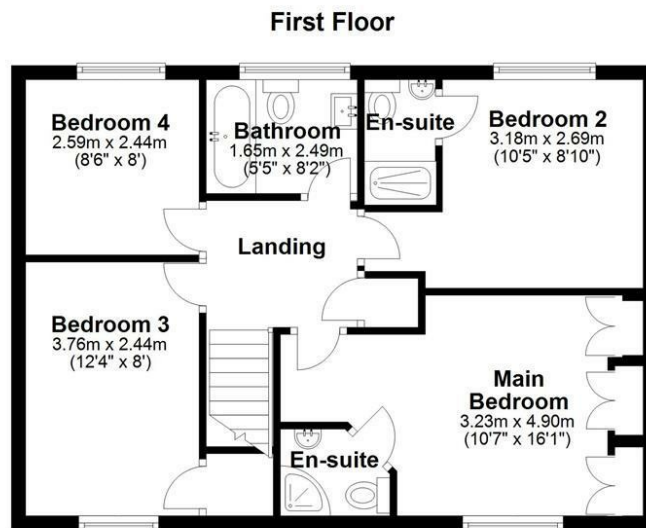
Useful Websites: www.gov.uk/government/organisations/environment-agency

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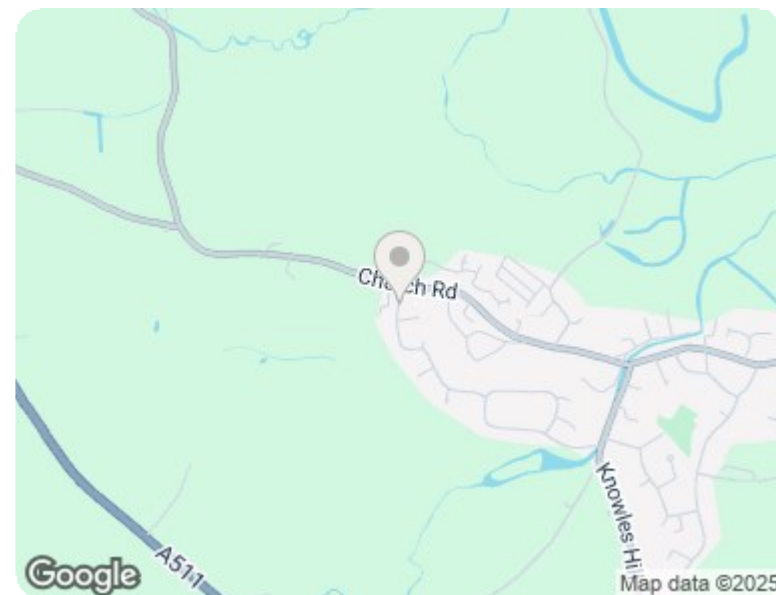


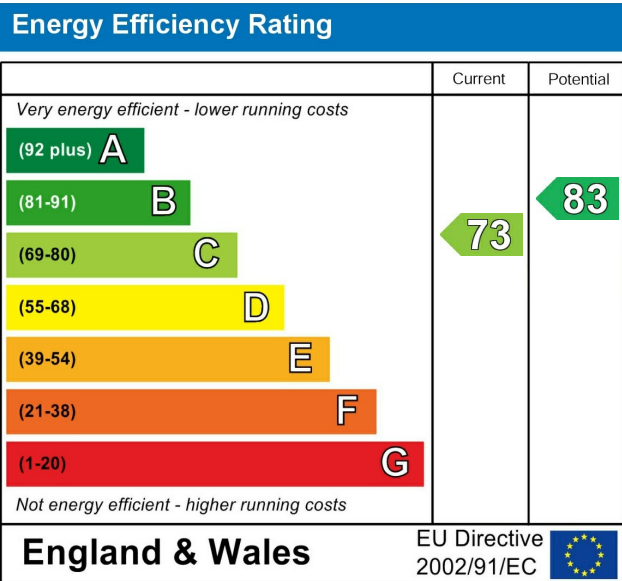






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Plan produced using PlanUp.





Council Tax Band E

Freehold

Services. If & where stated in the details main’s water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

Money Laundering. Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

Survey. We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

Agent Note. Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on-site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

Selective License Areas. The Council’s Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. A license fee for application will be payable and work to the home maybe required. Full information: <https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme>

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