



The Lawns, Rolleston on Dove,
Burton-on-Trent



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3

Guide price £370,000



Key Features

- Impressive Extended Family Home
- Five Bedrooms
- Popular Residential Location
- Well Appointed Accommodation Throughout
- Upvc Double Glazing & Gas Fired Central Heating
- Fabulous Level Enclosed Rear Garden
- EPC rating C





An internal viewing is a must to appreciate the size and quality of accommodation on offer in this impressive, extended family home. Arranged over two floors the centrally heated and double glazed home comprises in brief: - entrance hall, large bay windowed front sitting room, separate dining room with fabulous garden room off, extended re-fitted kitchen with a good range of integrated appliances, utility room, guest cloak room, large workshop/stores, on the first floor a landing leads to five well proportioned bedrooms, the master bedroom has a wealth of fitted wardrobes and en-suite and there is a family shower room. Outside to the front is a sweeping block paved driveway leading to a carport. To the rear is a lovely enclosed garden. Quite simply a delightful family home in a very desirable location.

Accommodation In Detail

Composite entrance door with obscure glazed visibility light leading to

Entrance Hall 3.96m x 1.85m (13'0" x 6'1")

having Upvc double glazed porthole window to side elevation, one central heating radiator, fitted smoke alarm, obscure Upvc double glazed window to side elevation, cupboard housing gas and electric meters and staircase rising to first floor with turned newel posts and spindles.

Front Sitting Room 4.15m x 5.36m extending to 5.75m

having Upvc double glazed semi circular bay window to front elevation, fitted wall light points, coving to ceiling, fitted picture rail, one double central heating radiator and feature fireplace with marble backplate and hearth together with inset electric fire.

Dining Room 3.9m x 2.45m extending to 3.05m

having one central heating radiator, fitted picture rail, smoke alarm and French doors with double glazed lights to either side opening out to garden room.

Garden Room 4.43m x 3.12m (14'6" x 10'2")

having vaulted ceiling, low intensity spotlights to ceiling, extensive double glazed lights with various top openers, quality linoleum flooring, one central heating radiator and French doors opening onto the rear garden.

Beautifully Fitted Kitchen 5.08m x 3.27m (16'8" x 10'8")

having an array of fitted maple effect base and eye level units with complementary rolled edged working surfaces, sink and draining unit, four ring De Dietrich induction hob, AEG double oven, fitted extractor vent, low intensity spotlights to ceiling, integrated Whirlpool dishwasher, high quality linoleum flooring, French doors leading into the garden room and vertical contemporary central heating radiator.

Utility Room 2.97m x 2.27m (9'8" x 7'5")

having quality fitted linoleum flooring, one central heating radiator, low intensity spotlights to ceiling, range of fitted maple effect base and wall mounted units, stainless steel sink and drainer, plumbing for washing machine and French doors opening to the large rear store.

Guest Cloak Room

having low level wc and fitted extractor.

On The First Floor

Landing

having access to loft via a retractable ladder, fitted smoke alarm and airing cupboard incorporating lagged hot water cylinder.



Master Bedroom Suite 4.19m x 4.13m (13'8" x 13'6")

having an excellent array of fitted wardrobes with sliding doors, coving to ceiling and one central heating radiator.

En-Suite Shower Room

having shower enclosure with glass and chrome door together with aqua board panelling and thermostatically controlled shower, vanity wash basin, low level twin flush wc, obscure Upvc double glazed window to rear elevation, quality fitted linoleum flooring, low intensity spotlights to ceiling and fitted extractor vent.

Bedroom Two 4.18m narrowing to 3.4m x 3.47m extending to 4.08m

having Upvc double glazed semi circular walk-in bay window to front elevation, coving to ceiling and one central heating radiator.

Bedroom Three 2.31m x 4m extending to 5m

having obscure Upvc double glazed window to side elevation, Upvc double glazed optical bay window to front, one central heating radiator and coving to ceiling.

Bedroom Four 2.27m x 2.93m (7'5" x 9'7")

having obscure Upvc double glazed window to side elevation, Upvc double glazed window overlooking the rear garden, one central heating radiator and smoke alarm.

Bedroom Five 2.56m x 2.60m (8'5" x 8'6")

having Upvc double glazed window to front elevation, coving to ceiling, one central heating radiator and useful overstairs storage cupboard.

Shower Room

having over-sized shower tray with thermostatically controlled electric shower, twin flush push button wc, wall mounted wash basin, obscure Upvc double glazed window to rear elevation, contemporary central heating radiator, low intensity spotlights to ceiling and fitted extractor vent.



Outside

To the front of the home is a sweeping block paved driveway providing ample parking and leads to a useful carport. There is a small easy to maintain fore garden. To the rear is a range of outbuildings and stores. There is a large flagged patio which in turn leads to a very pleasant enclosed mainly lawned garden with eight raised beds and a further triangular shaped patio at the far extent of the garden.

Large Rear Store/Workshop 5.90m x 2.64m (19'5" x 8'8")

having Upvc double glazed window to side elevation, further useful store off with Upvc double glazed window.

Services

All mains services are believed to be connected to the property.

Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

Tenure

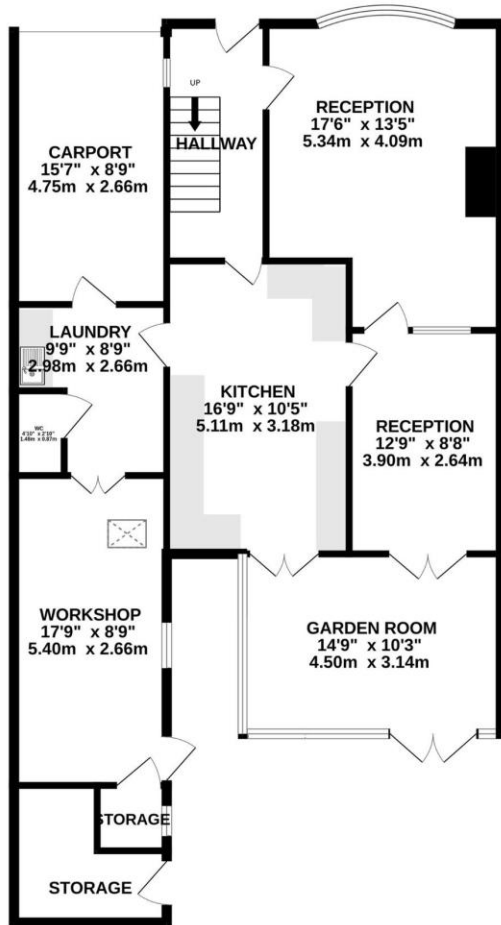
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

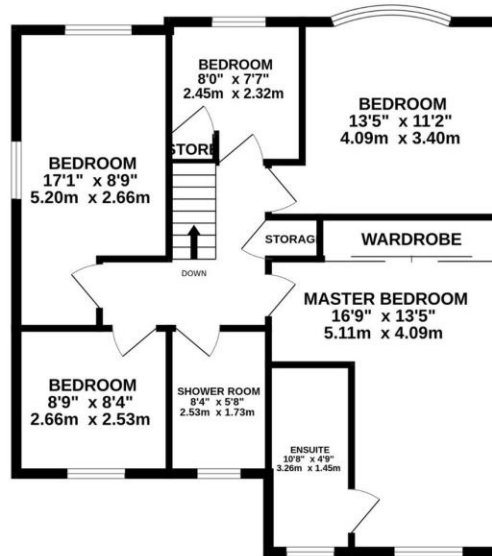
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.



GROUND FLOOR
1172 sq.ft. (108.9 sq.m.) approx.



1ST FLOOR
778 sq.ft. (72.2 sq.m.) approx.




TOTAL FLOOR AREA: 1950 sq.ft. (181.1 sq.m.) approx.

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
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		81
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

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