



Brookside, Rolleston on Dove,
Burton-on-Trent



Guide price £200,000



Key Features

- Charming & Highly Individual Cottage
- Secluded Setting at the Centre of the Village
- Master Bedroom & Further Bedroom/Study
- Well Presented Throughout
- Adjacent To Rolleston Brook on a No Through Road
- Close To Open Countryside
- EPC rating D
- Freehold





Brookside runs adjacent to Rolleston Brook forming a very pleasant frontage and access to this property. Situated at the very heart of the village and just 100yds of open countryside this is a very peaceful and desirable setting which complements the charm and character the property offers. The well presented accommodation is typical for a cottage style property in such a location and in brief comprises: - lounge, good sized dining kitchen with side porch and cloak room off, on the first floor is a main bedroom, 2nd through bedroom/study area and a well appointed bathroom. Outside there is an enclosed courtyard to the rear with access to a further enclosed garden area.

Accommodation In Detail

Upvc entrance door opening into:

Entrance Porch

Half glazed entrance door leading to:

Lounge 3.64m x 3.96m (11'11" x 13'0")

having exposed beams to ceiling, wood effect laminate flooring, Victorian style fireplace with tiled hearth housing an open fire with cast inserts, adjacent built-in cupboard, one central heating radiator, window to front elevation, pine doorway opening to a winding staircase rising to the first floor and understairs storage cupboard.

Dining Kitchen 4.71m x 2.24m (15'6" x 7'4")

having tiled floor, glazed panelled door leading to side porch, full width Upvc double glazed window to rear elevation, dining area to end of kitchen, stainless steel sink with mixer tap set into wood effect work top, ceramic brick tiled splashbacks, four ring gas hob with built-in oven under and extractor canopy over, base cupboards and drawers, matching wall mounted cupboards, appliance space for washing machine, exposed beams to ceiling, one central heating radiator, gas fired boiler and recessed ceiling lights.

On The First Floor

Winding staircase opens into

Master Bedroom 3.97m x 3.62m (13'0" x 11'11")

having Victorian cast fireplace with open fire feature, Upvc double glazed window to front elevation, spindled balustrade to the stairwell and door leading to:

Bedroom Two/Study 2.37m x 2.28m (7'10" x 7'6")

having window to side elevation.

Bathroom

having white suite comprising bath with shower over, wash basin, wc, tiled splashback, tiling to floor, one central heating radiator and Upvc double glazed window to rear elevation.

Outside

To the rear of the property is an enclosed private courtyard area with a paved patio area and artificial lawn with an established shrubbed border. There is a pedestrian gate giving access to an outbuilding/store shed, adjacent to which is pedestrian access to a garden area laid approximately 20 yds to the rear of the property. The garden area is grassed together with a shed/summerhouse.

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.

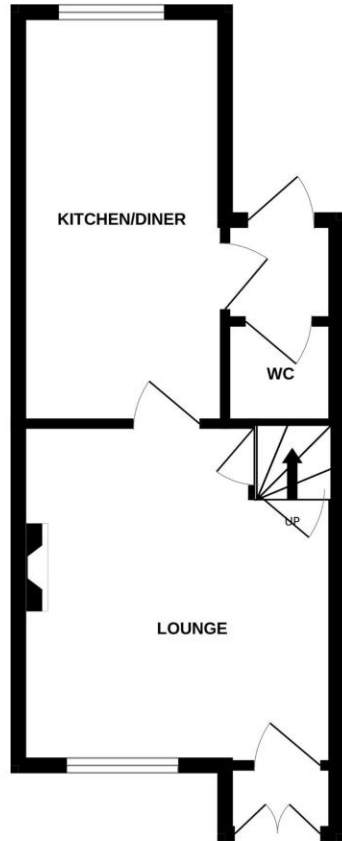
Tenure

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.

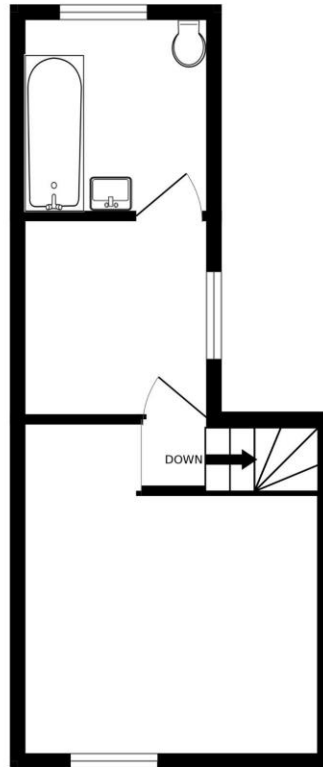
Note

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
317 sq.ft. (29.5 sq.m.) approx.

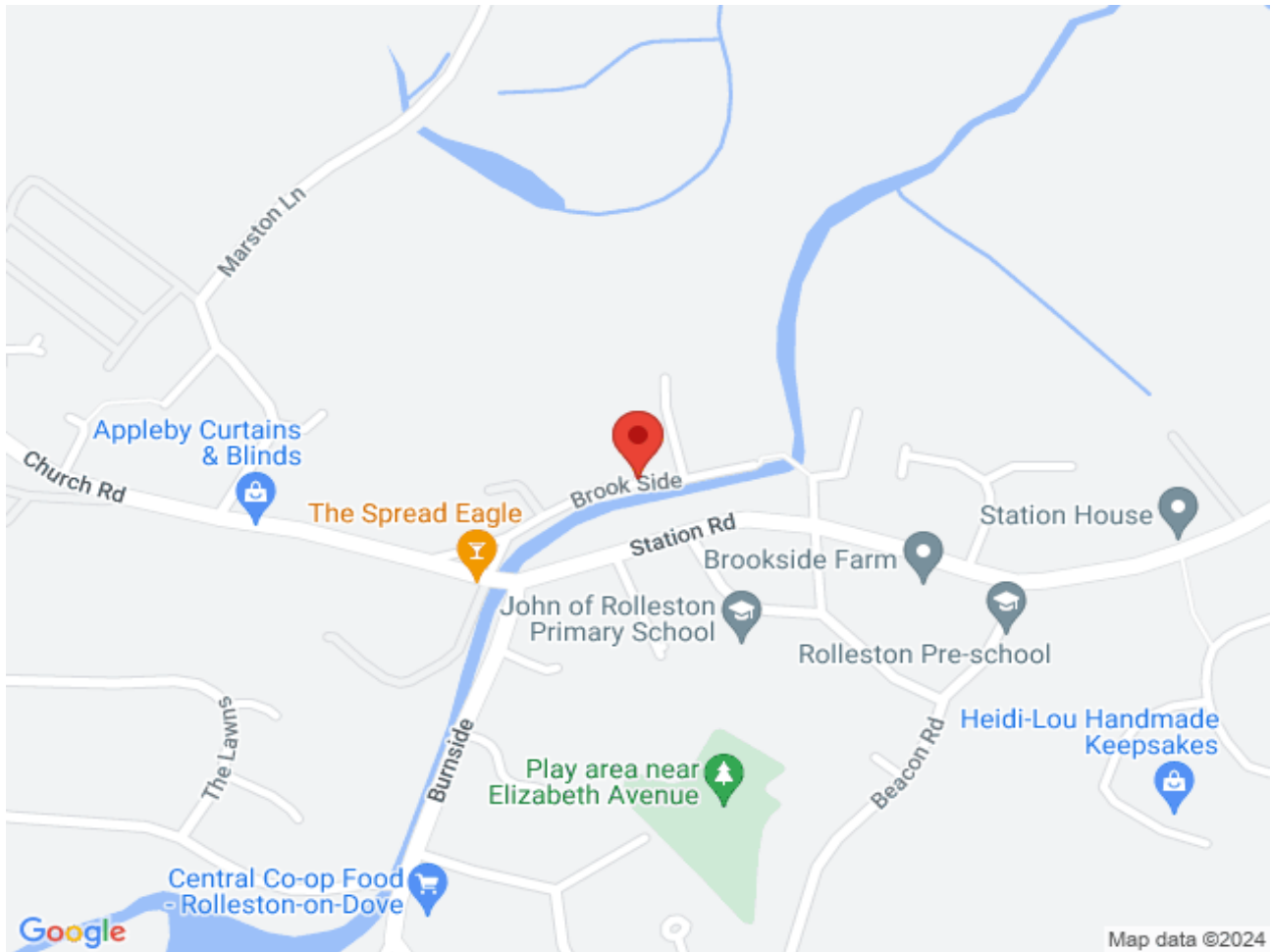


1ST FLOOR
265 sq.ft. (24.6 sq.m.) approx.



TOTAL FLOOR AREA: 582 sq.ft. (54.1 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.
Made with Metroplan ©2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address:
12 Brookside

