



South Hill, Rolleston on Dove,
Burton-on-Trent



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Guide price £485,000



Key Features

- Individual Detached Home
- Delightful Village Location
- Upvc Double Glazing & Gas Fired Central Heating
- Immediate Vacant Possession
- Requiring Some Degree Of Up-Grading
- Viewing A Must To Appreciate The Accommodation On Offer
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this spacious individual detached home located within the ever popular village of Rolleston on Dove. The home provides spacious family living space which in brief comprises: - impressive entrance hall, guest cloak room, large lounge with French doors opening through to the impressive conservatory, dining room, study, large breakfast kitchen and utility room. On the first floor a landing leads to four well proportioned bedrooms, the master bedroom having en-suite facilities and bathroom. There are fitted wardrobes in all the bedrooms. Outside the home enjoys easy to maintain gardens to both front and rear, a driveway to the front provides access to a large garage.

Accommodation In Detail

Recessed Open Canopied Entrance

having Corinthian style pillars and Upvc double glazed entrance door with double glazed lights to either side leading to:

Entrance Hall

having stripped maple flooring, one double central heating radiator, coving to ceiling, fitted wall light points and useful understairs store.

Guest Cloak Room

having low level wc with concealed cistern. wall mounted wash basin, one central heating radiator, fitted oak stripped flooring, coving to ceiling and fitted extractor vent.

Lounge

having Upvc double glazed walk-in bay window to front elevation, coving to ceiling, feature fireplace with marble backplate and hearth together with inset open fire, one double

central heating radiator, opening through to dining room and double doors leading to:

Conservatory 3.64m x 4.23m (11'11" x 13'11")

having ceramic tiling to floor, one double central heating radiator, Upvc double glazed units, clear glass roof and French doors leading out to rear patio.

Dining Room 3.47m x 3.1m (11'5" x 10'2")

having one central heating radiator and Upvc double glazed window overlooking the rear garden.

Kitchen 3.1m x 5.32m (10'2" x 17'6")

having a good range of oak fronted base and eye level units with complementary marble effect rolled edged working surfaces, stainless steel sink and draining unit, integrated dishwasher, built-in double oven, four ring electric hob with microwave under, fitted extractor vent, Upvc double glazed window to rear elevation, coving to ceiling, ceramic tiling to floor and double glazed door opening out to the rear garden.

Utility Room 2.42m x 2.24m (7'11" x 7'4")

having Upvc double glazed window to rear elevation, range of oak fronted base and wall mounted units with complementary marble effect working surfaces, ceramic tiling to floor, coving to ceiling, plumbing for washing machine and space for tumble dryer and fridge/freezer.

Study 3.4m x 2.43m (11'2" x 8'0")

having Upvc double glazed window to front elevation, one central heating radiator, coving to ceiling and built-in range of cupboards and display shelving.

On The First Floor

Half Landing

leading to:

Large Main Landing 3.57m x 1.93m (11'8" x 6'4")

having access to loft space via retractable ladder and one central heating radiator.



Master Bedroom 4.76m x 3.82m (15'7" x 12'6")

having Upvc double glazed window to front elevation, one central heating radiator and an extensive array of built-in wardrobes, bedside drawers, cupboards and kneehole dressing table.

En-Suite 3.82m x 1.83m (12'6" x 6'0")

having shower enclosure, low level wc, 'His & Hers' vanity wash basins with cupboards under, one double central heating radiator, obscure Upvc double glazed window to rear elevation, coving to ceiling and range of built-in double wardrobes.

Bedroom Two 3.01m x 3.47m (9'11" x 11'5")

having Upvc double glazed window to front elevation, one central heating radiator, coving to ceiling and range of built-in single wardrobes with bedside drawers and cupboards over.

Bedroom Three 3.14m x 3.01m (10'4" x 9'11")

having Upvc double glazed window to rear elevation, coving to ceiling, one central heating radiator, range of built-in wardrobes and airing cupboard incorporating lagged hot water cylinder.

Bedroom Four 2.47m x 2.99m (8'1" x 9'10")

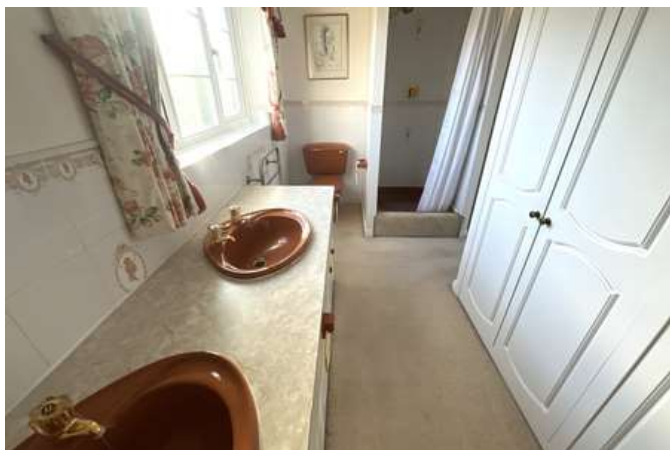
having Upvc double glazed window to front elevation, one central heating radiator, coving to ceiling, two double built-in wardrobes and fitted shelving.

Bathroom 2.15m x 5.35m (7'1" x 17'7")

having suite comprising panelled bath, pedestal wash basin, low level wc, shower enclosure with thermostatically controlled shower, one double central heating radiator, obscure Upvc double glazed window to rear elevation and coving to ceiling.

Outside

The property is set back from the road behind a concrete patterned driveway which provides parking and leads to the garage. To the rear the garden is pleasant and well screened by walls and hedgerows. The garden features various patio and seating areas, shaped lawns and borders.



Garage 4.7m x 4.66m extending to 5.50m

having electric remote controlled up and over door, electric light, power, side courtesy door and housing the Worcester combi gas fired central heating boiler.

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

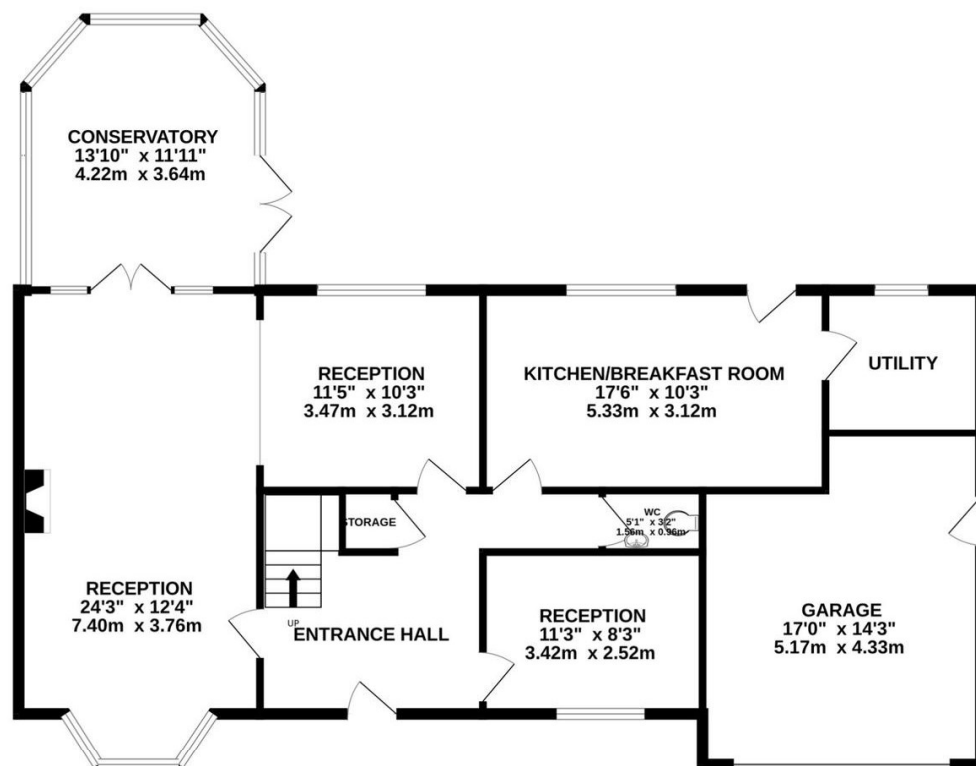
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

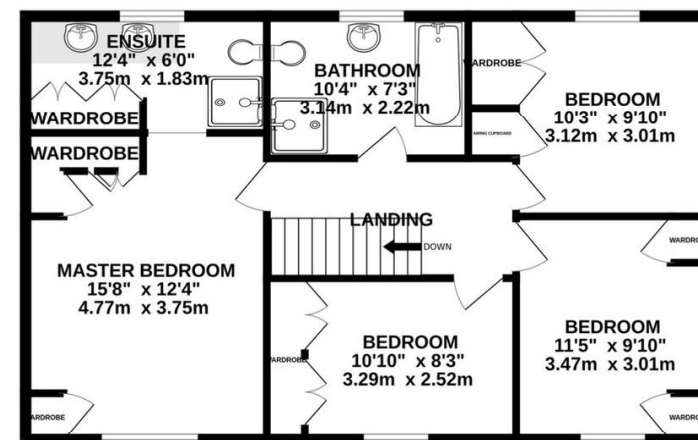
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.



GROUND FLOOR
1267 sq.ft. (117.7 sq.m.) approx.



1ST FLOOR
756 sq.ft. (70.2 sq.m.) approx.



TOTAL FLOOR AREA : 2022 sq.ft. (187.9 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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC <small>WWW.EPC4U.COM</small>		