



The Drive, Rolleston Road,
Burton-on-Trent



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£300,000

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Key Features

- Detached Family Home
- Secluded Location On A Private Drive
- Impressive Enclosed Gardens
- Four Double Bedrooms
- Well Maintained Throughout
- Off Road Parking & Integral Garage
- EPC rating C
- Freehold





An appealing detached family home situated on this well regarded and popular road close to the local schools and facilities. The property is complemented by a very pleasant established and enclosed garden and offers well maintained accommodation which in brief comprises: - reception hall, guest cloak room, breakfast kitchen, good sized lounge/diner, four double bedrooms, three having fitted furniture and family bathroom. Externally there is a driveway which provides ample parking and gives access to an integral garage. The property is offered for sale with no upward chain.



Accommodation In Detail

Part glazed entrance door leading to:

Reception Hall

having tiled floor, recessed lighting and part glazed inner door with adjacent full height window leading to:

Entrance Hall

having one central heating radiator, dado rail, staircase rising to first floor and understairs storage cupboard.

Guest Cloak Room

having wc, wash basin, tiling to walls, one central heating radiator and window to side elevation.

Lounge Diner 7.22m x 5.26m (23'8" x 17'4")

having facing brick fireplace housing gas fire on a tiled hearth with adjacent shelving, two central heating radiators, coving to ceiling and two windows to rear elevation.



Kitchen 5.46m x 2.7m (17'11" x 8'11")

having stainless steel sink with mixer tap set into worktop, ample range of base cupboards and drawers, matching wall mounted units, appliance space, breakfast bar, tiling to walls, recessed ceiling lights, wood effect laminate flooring, half glazed door to side elevation with adjacent window and further window to front elevation.

On The First Floor

Landing

having window to front elevation, one central heating radiator and airing cupboard.

Bedroom One 3.19m x 2.47m (10'6" x 8'1")

having one central heating radiator, window to front elevation, coving to ceiling and built-in furniture to one wall comprising two double wardrobes, single wardrobe, drawers and pelmet lighting.

Bedroom Two 3.85m x 2.78m (12'7" x 9'1")

having window to front elevation, one central heating radiator, coving to ceiling and built-in furniture to one wall comprising two double wardrobes, drawers, dressing table and pelmet lighting.

Bedroom Three 3.72m x 3.56m (12'2" x 11'8")

having window to rear elevation, coving to ceiling and built-in furniture to one wall comprising three double mirror fronted wardrobes.

Bedroom Four 3.44m x 2.43m (11'4" x 8'0")

having window to rear elevation, one central heating radiator and built-in low level cupboards with shelving over.

Family Bathroom

having three piece white suite comprising bath with shower over and side screen, wc, wash basin, tiling to walls and floor and ladder style radiator.



Outside

The property is approached via a private driveway serving one other property and opens onto a parking area part of which is block paved and gives access to the integral garage. There is pedestrian access to the rear. To the rear is a very generous and attractive enclosed garden laid predominantly to lawn with well established borders offering a variety of shrubs and plants. There are two sheds, greenhouse, summerhouse and a water feature.

Integral Garage 4.69m x 2.43m (15'5" x 8'0")

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.

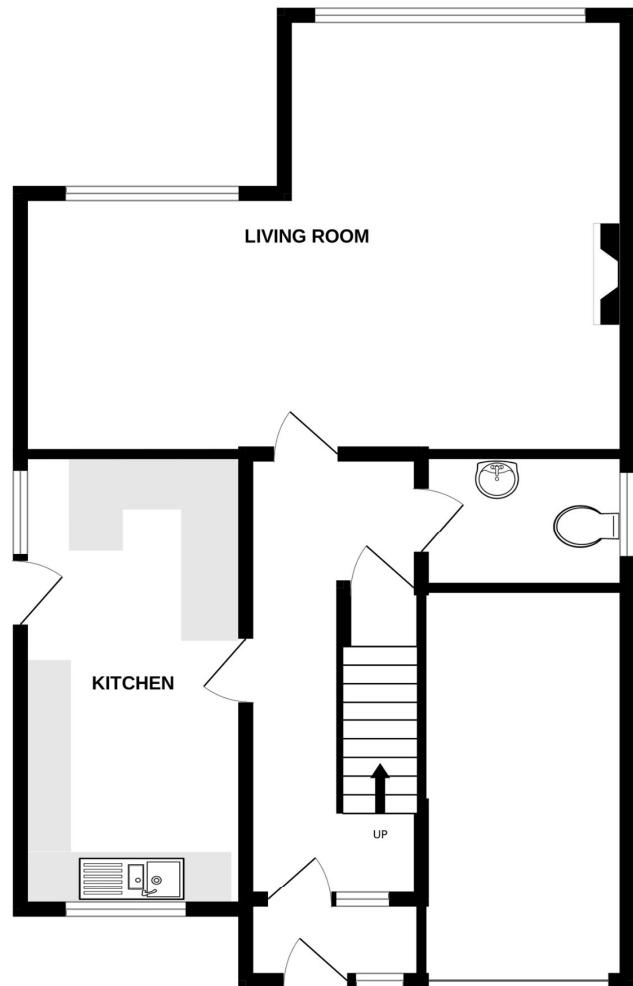
Note

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.

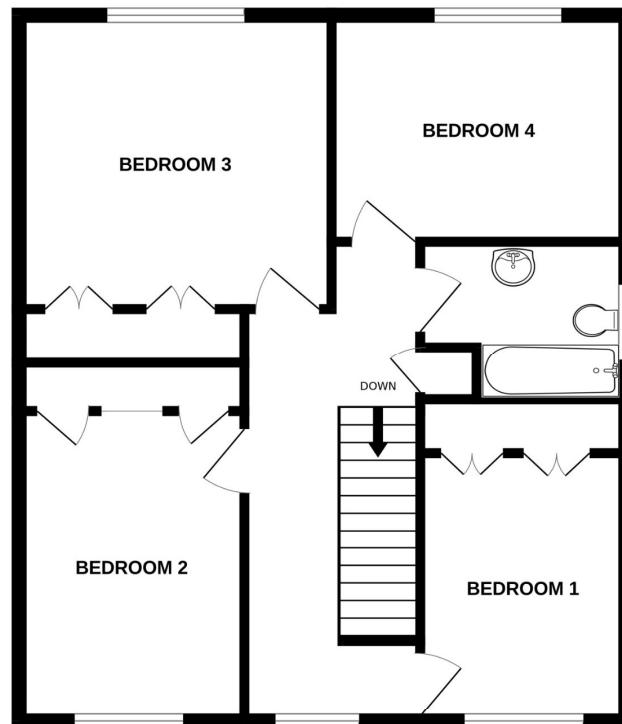




GROUND FLOOR
708 sq.ft. (65.8 sq.m.) approx.

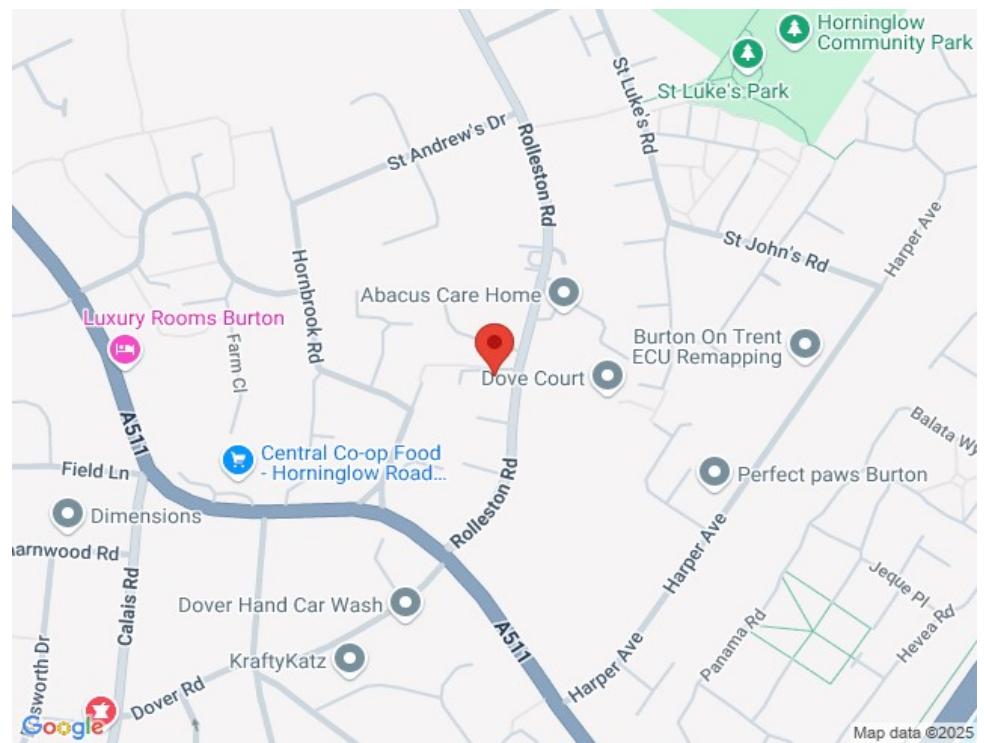


1ST FLOOR
662 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA : 1370 sq.ft. (127.3 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		
(69-80) C		
(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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