



Burnside, Rolleston on Dove,
Burton-on-Trent

 4  2  1

£315,000



Key Features

- Semi Detached Home
- Four Bedrooms
- Extensive Living Dining Kitchen
- Large Master Suite
- Utility Room & Guest Cloak Room
- Private Rear Garden
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this well presented four bedroomed semi detached property in the idyllic village of Rolleston on Dove. Boasting large living accommodation, high specification and being offered as fully furnished this property is not to be missed. In brief the accommodation comprises: - lobby, utility room, guest cloak room, living dining kitchen, lounge and on the first floor a landing leads to a good sized master suite, three further bedrooms and family bathroom. To the front of the property is off road parking for two vehicles and to the rear is a fully enclosed easy to maintained garden.

Accommodation In Detail

Composite wood effect double glazed door leading to:

Lobby

having thermostat for central heating.

Utility Room 2.3m x 3m (7'6" x 9'10")

having laminate wood effect work surface, space for tumble dryer and washing machine, Belfast sink with chrome taps, consumer unit for electrics, full tiling complement, one central heating radiator and two Upvc double glazed windows to side elevation.

Guest Cloak Room 2.3m x 1.42m (7'6" x 4'8")

having low level wc, pedestal wash basin with chrome mixer tap, tiled splashback, shelving, chrome heated towel radiator, frosted Upvc double glazed window to side elevation and large built-in cupboard with shelving and gas fired Worcester Bosch combination boiler.

Living Dining Kitchen

featuring:

Kitchen Area 3.63m x 4.7m (11'11" x 15'5")

having high gloss base and wall mounted units, wood effect work surface, electric oven, four ring gas hob with extractor over and glass splashback, integrated microwave and dishwasher, porcelain sink and drainer with chrome mixer tap, under counter lighting, abundance of storage, one central heating radiator and opening though to:

Living Dining Area 6.01m x 4.86m (19'8" x 15'11")

having two central heating radiators, Upvc double glazed window to side elevation, frosted Upvc double glazed windows to other side and large Upvc double glazed French doors to rear elevation with extra large Upvc double glazed side panels.

Lounge 3.65m x 5.5m (12'0" x 18'0")

having gas fire log burner effect fireplace, built-in side table, two central heating radiators, staircase rising to first floor and Upvc double glazed window to rear elevation.

On The First Floor

Landing

having Velux window and one central heating radiator.

Master Bedroom 4.75m x 3.48m (15'7" x 11'5")

having built-in eaves storage space, access to loft space, extra large built-in wardrobes, Velux windows, two central heating radiator and Upvc double glazed window to rear elevation.

En-Suite 1.92m x 2.72m (6'4" x 8'11")

having low level wc, vanity wash basin with chrome mixer tap, walk-in shower with glass shower screen, natural stone tiling, extractor fan, chrome heated towel radiator and frosted Upvc double glazed window to side elevation.

Bedroom Two 4.4m x 5m (14'5" x 16'5")

having built-in storage cupboard, one central heating radiator, Velux window and Upvc double glazed window to front elevation.

Bedroom Three 3.61m x 3.49m (11'10" x 11'6")

having one central heating radiator and Upvc double glazed window to rear elevation.



Bedroom Four 2.68m x 3.8m (8'10" x 12'6")

having built-in eaves storage space, one central heating radiator and Upvc double glazed window to front elevation.

Family Bathroom 3.16m x 1.92m (10'5" x 6'4")

having low level wc, pedestal wash basin with chrome taps, bath with chrome mixer tap and shower over together with glass shower screen, half tiling, extractor fan. chrome heated tower radiator and frosted Upvc double glazed window to side elevation.

Outside

To the front of the property there are two parking spaces and a pathway leads to the side. To the rear is an enclosed garden with a large paved patio area, walled raised planted beds, gravelled area and a border to the rear.

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.

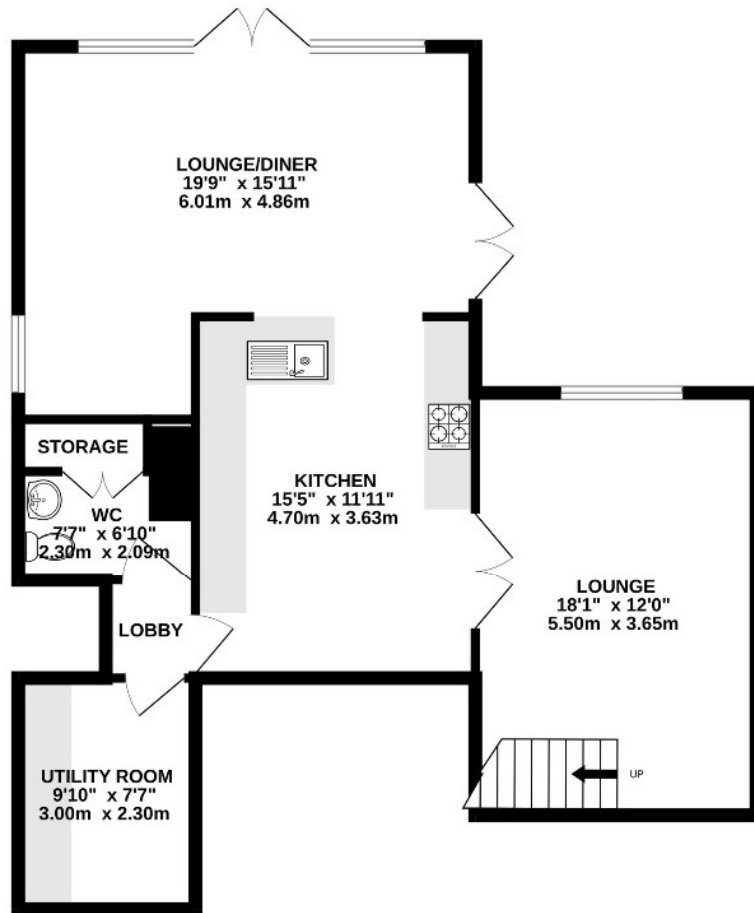
Note

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.

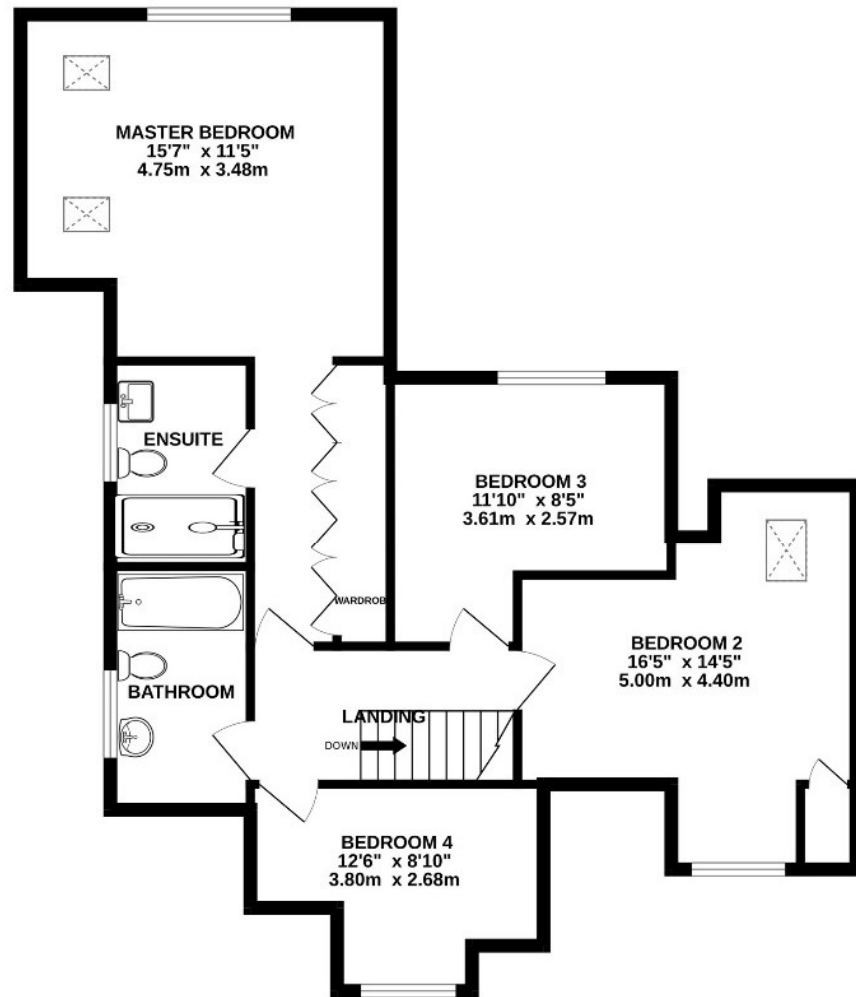




GROUND FLOOR
791 sq.ft. (73.5 sq.m.) approx.

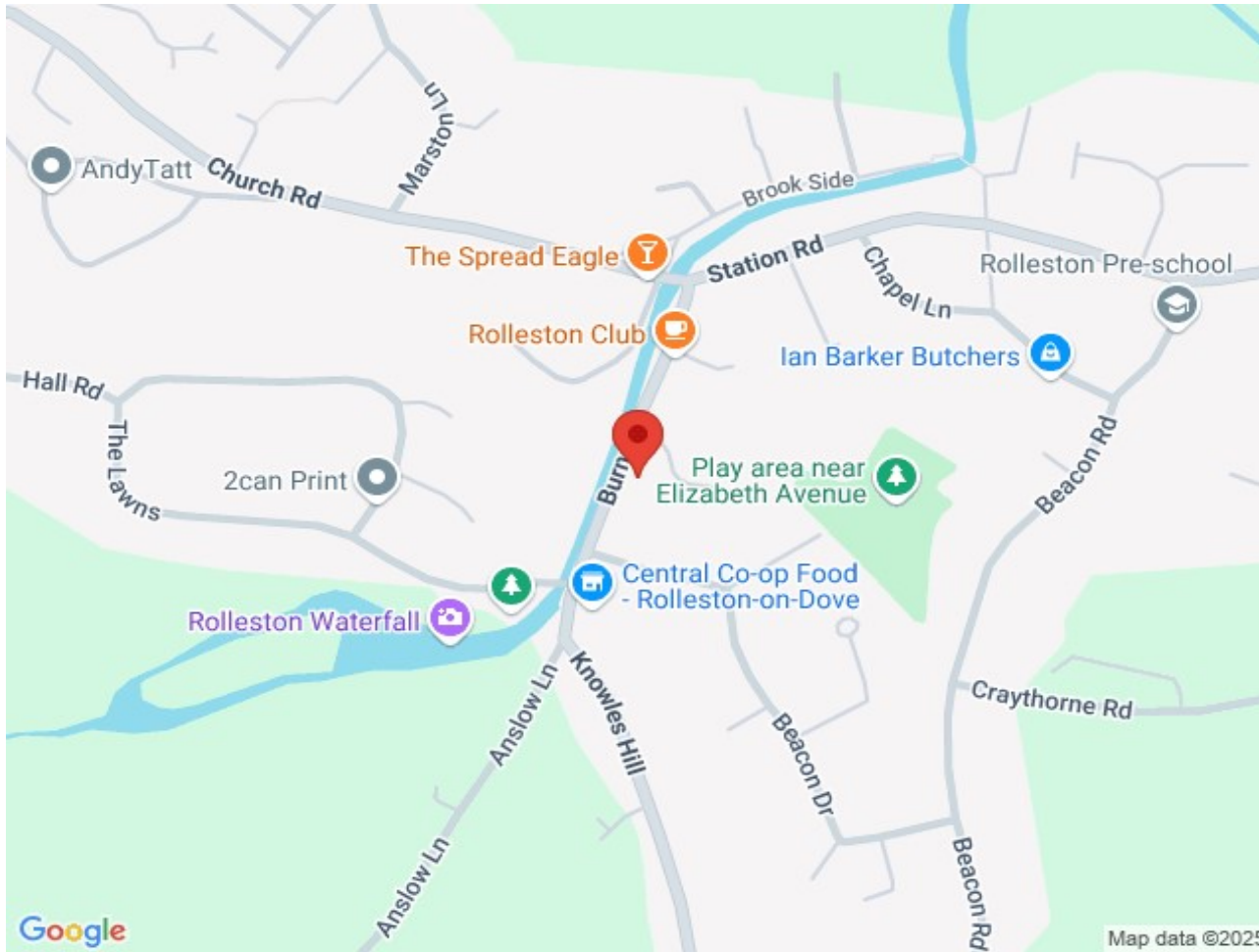


1ST FLOOR
865 sq.ft. (80.3 sq.m.) approx.



TOTAL FLOOR AREA : 1656 sq.ft. (153.8 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		75
(55-68) D	63	
(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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