



36 Meadow View
Burton-On-Trent, DE13 9AN
Reduced to £395,000

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**** LIZ MILSOM PROPERTIES **** are delighted to Welcome you to Meadow View, Rolleston-On-Dove - a stunning property that offers the perfect blend of space and comfort. This detached home is ideal for those seeking a spacious home in a village location, being offered for sale by LIZ MILSOM PROPERTIES .

As you step inside, you are greeted by the welcoming reception hallway, spacious lounge running the length of the property, ideal for cosy evenings The fabulous kitchen is a true highlight with its modern appliances, bright and airy space create a welcoming atmosphere for family gatherings or entertaining guests, Useful ground floor WC. This property boasts four generously sized bedrooms, family bathroom, and a rear enclosed garden - providing ample space for a growing family's needs. Convenience is key with parking available with a large driveway & Garage Located in a desirable area, this property is ideal for those looking for a peaceful retreat while still being close to local amenities. Don't miss the opportunity to make this beautiful house your new home - book a viewing today on 01283 219336

- 4 Bedroom Detached Family Home set within a village location
- Splendid Breakfast Kitchen
- 4 Bedrooms
- Family Bathroom
- Offered with NO UPWARD CHAIN
- Full Length Spacious Lounge
- Ground Floor WC
- Master with fitted wardrobes
- Private Rear Garden & Integral Garage
- EPC: TBC / TAX BAND: E



Location

Situated in the pretty and sought after village of Rolleston-on-Dove is this beautiful, 4 Bedroom detached Family home. This home is perfect for a family to move into to enjoy village life and also ideal for those seeking a larger home which has scope for further extension (Subject to Planning permission). Close to the village centre where there are two popular pubs, a butchers, Post Office and a Co-op store together with walks by the River Dove this location is also ideal for commuters with excellent transport links provided by the A38 and A50.

Overview

Situated in the highly sought-after village of Rolleston on Dove, 36 Meadow View is a spacious 4-bedroom detached family home offered with no upward chain. Located in a peaceful village location, this property is set well back from the road and offers a generous driveway providing ample off-road parking to the front, as well as an integral single garage.

Upon entering the property, you are welcomed into the reception hall with a staircase leading to the first floor and doors opening into the ground floor accommodation. The large, light-filled lounge/diner runs the full length of the property and benefits from a front-facing window offering views, with a single French door opening out into the rear garden – perfect for entertaining or relaxing with family.

The heart of the home is the impressive breakfast kitchen, which is well-appointed with a range of sleek, white high-gloss base and eye-level units complemented by granite-effect work surfaces. It includes integrated appliances such as a range cooker with extractor hood, and space for additional appliances. A guest WC with low-level WC and pedestal wash basin completes the ground floor.

To the first floor, the landing gives access to four well-proportioned bedrooms and the family bathroom. The master bedroom is particularly impressive, being both spacious and offering fitted wardrobes for ample storage. The second bedroom also enjoys two windows to the front, flooding the room with natural light. Bedrooms three and four, located at the rear, are both generously sized.

The family bathroom is well-appointed with a panelled bath and shower over, a wash hand basin, low-level WC, part-tiled walls, and a rear-facing window.

Externally, the property benefits from an established, well-maintained rear garden, with a shaped lawn, a paved patio area, and fenced boundaries offering privacy. A side gate provides access to the front of the property.

This fantastic family home offers the perfect balance of space and functionality and has great potential for future extensions, subject to planning permission. With the added benefit of being offered with no upward chain, it is ideal for a growing family looking to settle in an idyllic village location.

Splendid Breakfast Kitchen

12'6" x 12'0" (3.83 x 3.68)

Spacious Lounge

35'10" x 11'8" (10.93 x 3.58)

Guest Wc

Internal Single Garage

15'8" x 8'0" (4.79 x 2.45)

First Floor Stairs & Landing

Bedroom One

11'5" x 7'6" (3.49 x 2.31)

Bedroom Two

11'6" x 11'0" (3.51 x 3.37)

Bedroom Three

9'11" x 7'4" (3.04 x 2.26)

Bedroom Four

10'9" x 7'6" (3.29 x 2.30)

Family Bathroom

7'3" x 6'0" (2.23 x 1.85)

Viewing Strictly Through Liz Milsom Properties

To view this lovely property please contact our dedicated Sales Team at LIZ MILSOM PROPERTIES.

We provide an efficient and easy selling/buying process, with the use of latest computer and internet technology combined with unrivalled local knowledge and expertise. PUT YOUR TRUST IN US, we have a proven track record of success as the TOP SELLING AGENT locally – offering straight forward honest advice with COMPETITIVE FIXED FEES.

Available:

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9.00 am - 8.00 pm Thursday

9.00 am - 5.00 pm Friday

9.00 am – 4.00 pm Saturday

Closed - Sunday

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Tenure

Freehold - with vacant possession on completion. Liz Milsom Properties Limited recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

Services

Water, mains gas and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Liz Milsom Properties Ltd and no guarantee as to their operating ability or their efficiency can be given.

Measurements

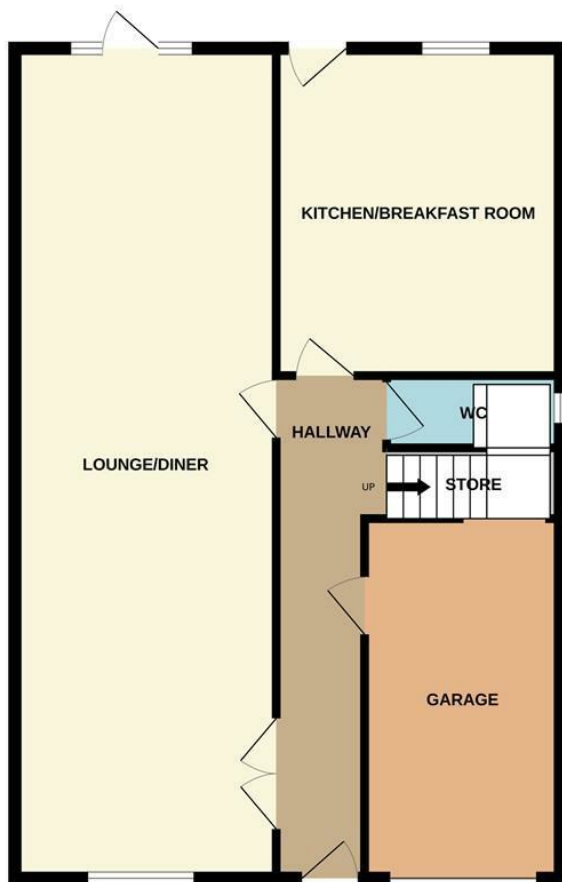
Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

Disclaimer

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.



GROUND FLOOR



1ST FLOOR

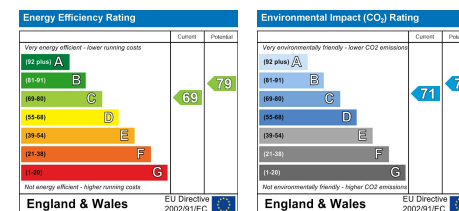


Directions

For Sat Nav puposes use the postcode DE13 9AN

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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COUNCIL TAX

Band: E

The vendor informs us that the property is Freehold, however we have not inspected the title deeds. We would advise you consult your own solicitor to verify the tenure.



THE TEAM

Liz and her team, who are dedicated and strive to provide you with excellent service.... And REMEMBER we are only a phone call or click away.

GENERAL INFORMATION

NOTE: Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the property.

MONEY LAUNDERING

All Estate Agents are required by Law to check the identification of all Purchasers prior to instructing solicitors on an agreed sale and for all Sellers prior to commencing marketing a property. Suitable forms of ID include new style Drivers Licence and signed Passport.

THE NATIONAL ASSOCIATION OF ESTATE AGENTS (NAEA)/THE PROPERTY OMBUDSMAN SCHEME

Liz Milsom properties Ltd are proud to be a member of the NAEA and subscribe to their Rules of Conduct and are a member of The Property Ombudsman Scheme (TPO) Code of Practice.

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