



10 Beacon Road

ROLLESTON-ON-DOVE, DE13 9EF

Rebecca Adams

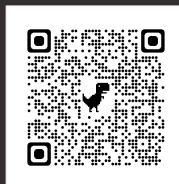
The Staffordshire Prestige Property Expert



10 Beacon Road

Guide Price £875,000

10 Beacon Road is a six bedroom period home situated in the heart of Rolleston-on-Dove. Accessed via a gravelled driveway, the first impressions of this imposing property are incredible.



*To see video, legal pack and
more information scan QR code*



10 Beacon Road is an elegant period property with many original features. One of the most impressive features in the property is the spacious open plan kitchen/diner and family room which provides the perfect space for entertaining friends and family.

Property at a glance

Character period home

6 Bedrooms

4 Bathrooms

Full of Character and Charm

Private rear garden

Parking for several cars

4 Large Reception Rooms

EPC Rating – C





Beyond the striking facade of this home, the generously proportioned and thoughtfully arranged interior offers both comfort and functionality for the needs of a growing family and the private rear garden provides a tranquil retreat and the perfect place to unwind.

Located just a few minutes stroll from the heart of Rolleston-on-Dove, this property boasts not only convenience but a gateway to all of the village amenities such as beloved local establishments The Spread Eagle and The Jinnie Inn, St Mary's Church, the Co-op, a butchers shop, cricket club and the post office.



“For me there are few properties that come to the market that compare to this property, it really is a statement property with a first impression that is hard to be beaten”

First Floor

The elegant staircase leads up to a split level landing which exudes the feeling of space and gives access to the bedrooms. With 6 large double bedrooms, 3 having ensuite shower rooms and a further family bathroom featuring a jacuzzi bath, it is safe to say the accommodation is generous enough for even the largest of families.



The Seller's View

"The first time we walked through the door we got the feeling that this was a place we could call home"

"This house has a comforting and inviting ambiance which welcomes you and the warmth expected of a family home"

"Being in the heart of the village within walking distance of all the amenities added an extra appeal for us"



Directions

From the A38 at junction T5, take the A5148 exit to Lichfield/A38/Burton, keep right and merge onto A5148. Continue on A38 then take the A5121 slip road to Burton/Tutbury/A511. Turn right onto Claymills Rd and continue onto Dovecliff Rd. Head north-west on Dovecliff Rd then continue onto Station Rd. Turn left onto School Lane then continue onto Beacon Rd.

Services

Main water, gas and electric

Tenure

Freehold

Local Authority & Tax Band

East Staffordshire Borough Council
PO Box 8045, Burton-on-Trent, DE14 9JG
www.eaststaffsbc.gov.uk
Tel: 01283 508000
Tax band - G

Viewing Arrangements

Viewing strictly by appointment with sole agent
Rebecca Adams 0771 5763563
rebecca@thepropertyexperts.co.uk

Amenities/Distances

Burton-on-Trent Train Station 2.9 miles

John of Rolleston Primary School 0.2 miles

Outwoods Primary School 1.3 miles

St Modwen's Catholic Primary School 1.0 miles

The Fountains High School 1.2 miles

A38 motorway 5.4 miles

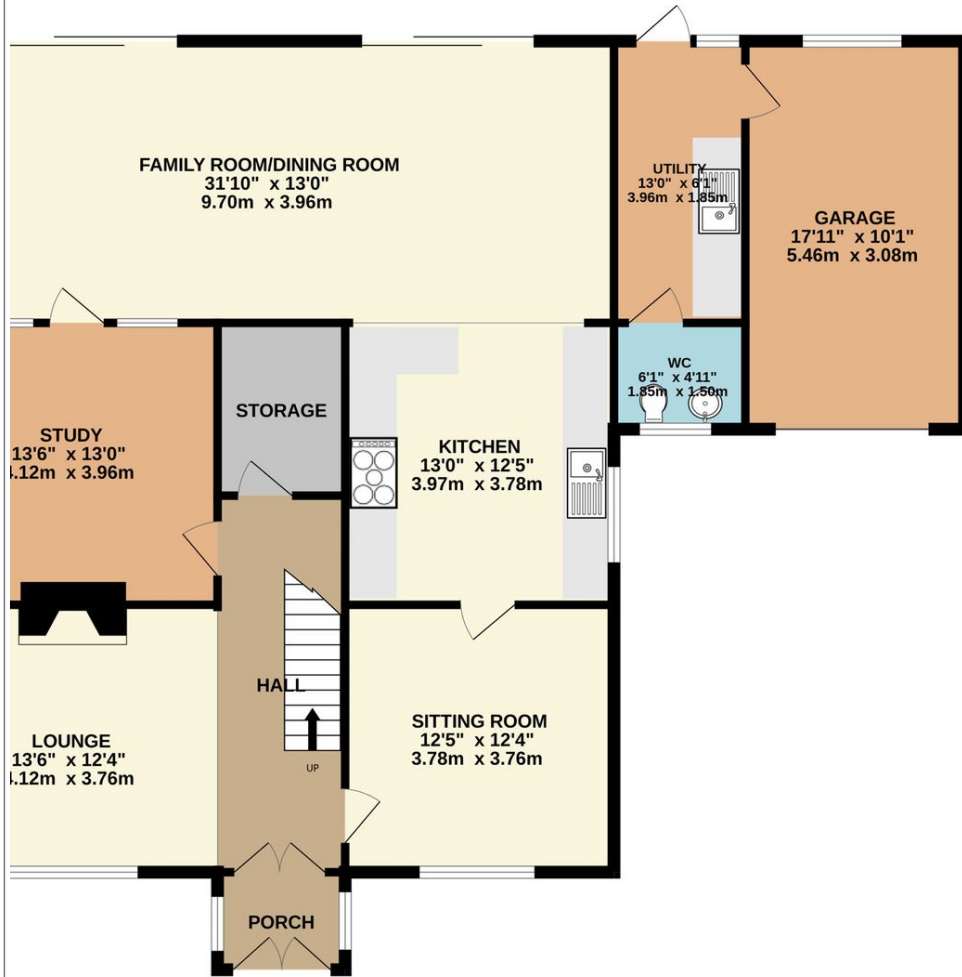
Queens Hospital Burton 9.8 miles



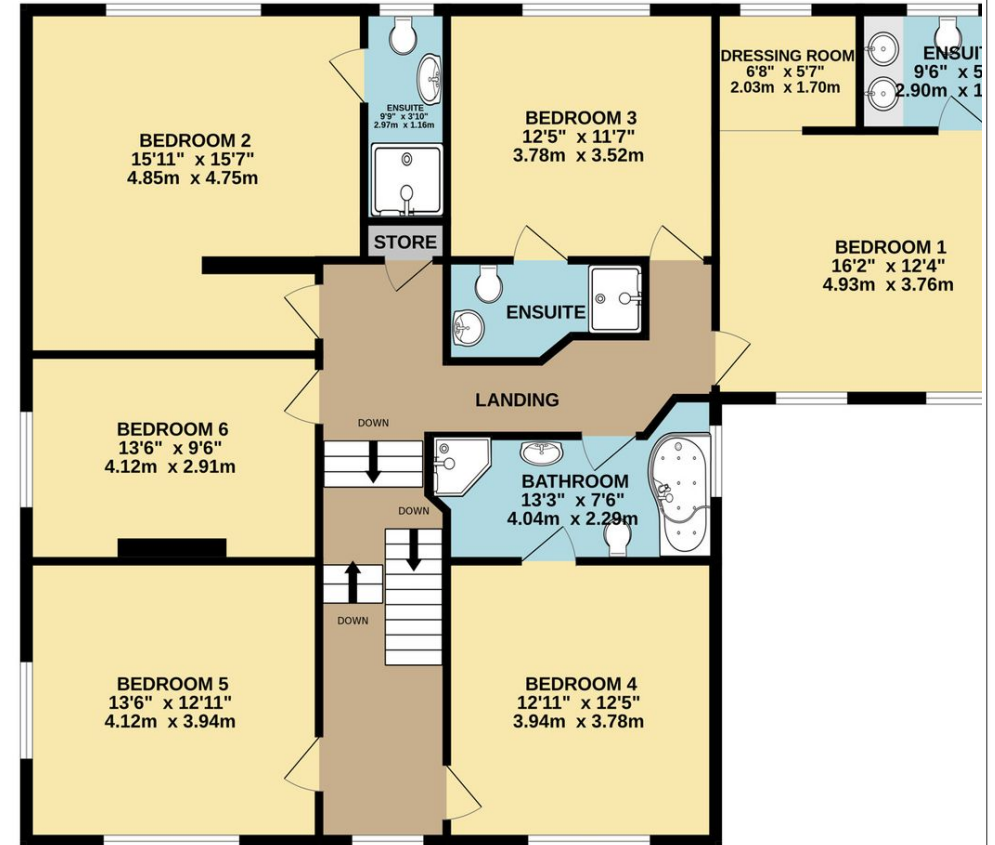
AGENTS NOTES

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

GROUND FLOOR
1525 sq.ft. (141.7 sq.m.) approx.



1ST FLOOR
1502 sq.ft. (139.5 sq.m.) approx.



TOTAL FLOOR AREA : 3027 sq.ft. (281.2 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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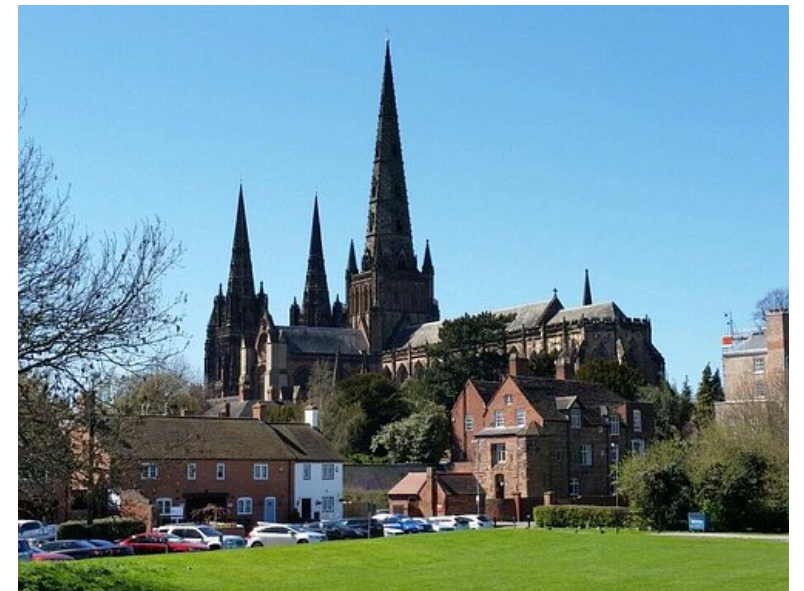
About the Area

Rolleston-on-Dove

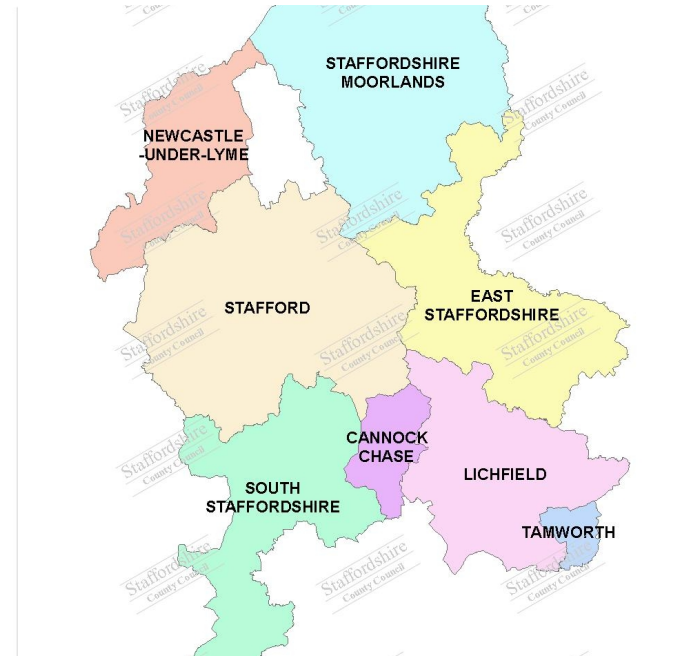
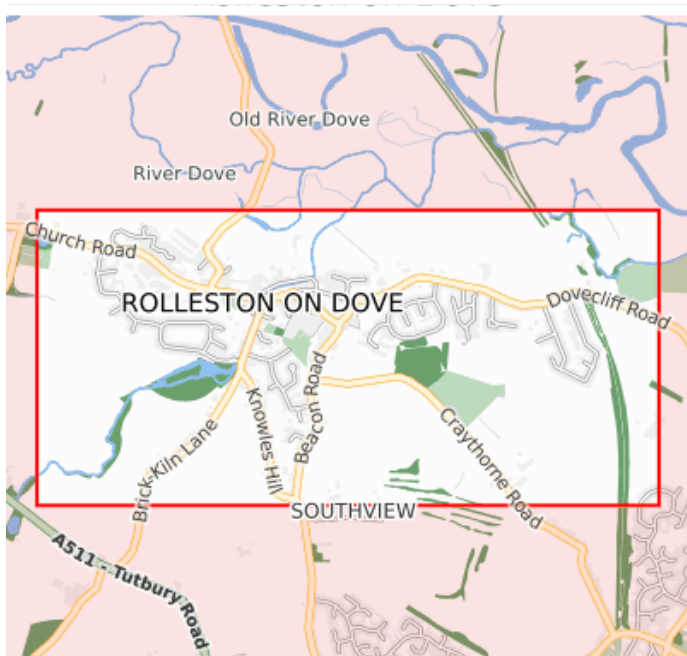
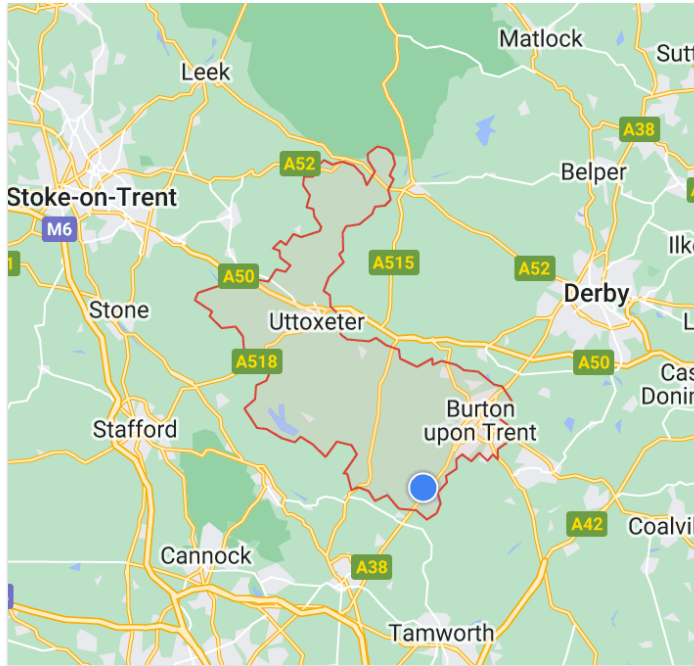
Rolleston-on-Dove is a picturesque village located in Staffordshire. Situated near the town of Burton-on-Trent, it is known for its charming rural setting, historic architecture and vibrant community atmosphere.

The village has a rich history dating back to medieval times and features several historic buildings, including St Mary's Church which dates back to the 12th century and Rolleston Hall, a Grade II listed country house built in the early 17th century.

Nestled along the banks of the River Dove, Rolleston-on-Dove boasts stunning natural scenery. The surrounding countryside offers ample opportunities for outdoor activities such as walking, cycling and birdwatching.



Plot Size:



12,000
mortgages
from over
90 lenders

The mortgage market is ever changing and your circumstances are unique. To find out how much you can borrow, what the costs are likely to be and what the monthly repayments are please contact:

The Mortgage Experts on
0333 1883 480 or
email mortgage.experts@mab.org.uk



Scan the QR code
to see our mortgage
calculator

Visit www.mortgageadvicebureau.com for evidence. Your home may be repossessed if you do not keep up the payments on your mortgage. We are authorised and regulated by Mortgage Advice Bureau, who are authorised and regulated by the Financial Conduct Authority. There may be a fee for mortgage advice. The exact amount will depend on your circumstances, but a typical fee is £495 and will not exceed 1% of your loan amount.

Rebecca Adams

The Staffordshire Prestige Property Expert

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Why choose The Property Experts to sell your property

Dedicated personal agent, so you have one point of contact from start to finish

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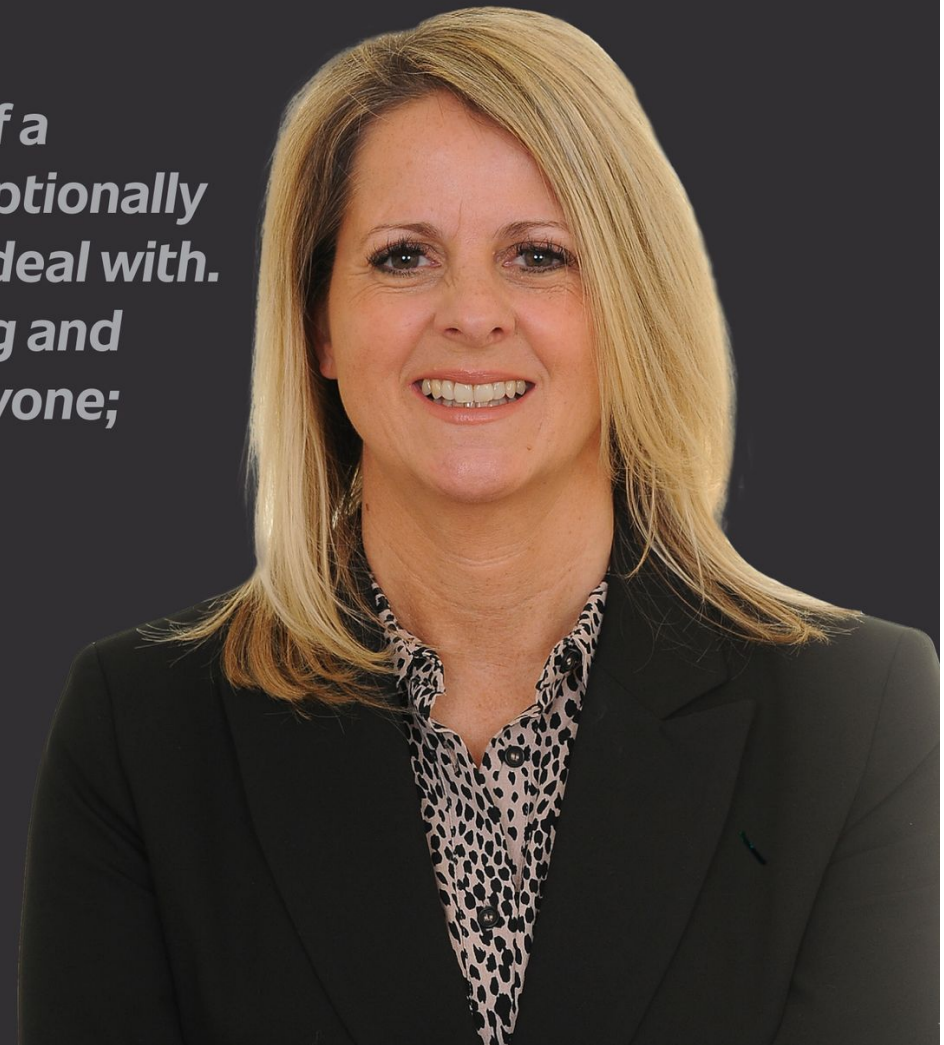
Dealing with a limited number of clients to give you a more personal service

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Trained in negotiation to extract the highest offer from buyers

Resulting in the maximum price for the seller and a smooth transaction

“Rebecca Adams acted on our behalf for the sale of a rental property in Burton on Trent. Rebecca is exceptionally professional, prompt, competent and pleasant to deal with. The property was sold at a good price in a changing and challenging market. I’d recommend Rebecca to anyone; an authentic and credible professional.”



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