



Forest School Street  
Rolleston-on-Dove BURTON-ON-TRENT

burchell  
edwards



# Forest School Street Rolleston-on-Dove BURTON-ON-TRENT DE13 9AZ

for sale  
**£300,000**



## Property Description

This four bedroom three story family home is situated in a popular estate position in Rolleston On Dove. Finished to a very high standard throughout with the kitchen having been impressively refurbished. The property comprises of kitchen diner, study/playroom and a w/c on the ground floor, the first floor is home to the lounge, master bedroom and en-suite, while to the second floor there are three further bedrooms and the family bathroom. Outside to the front are the two allocated parking spaces along with an EV charging point and to the rear is the enclosed garden mainly laid to lawn with patio area

## Guest W.C

W.C and wash hand basin.

## Dining Room/ Play Room

11' 6" x 8' 1" ( 3.51m x 2.46m )

Double glazed window to front elevation, central heating radiator and carpet.

## Kitchen

14' 1" x 14' 1" ( 4.29m x 4.29m )

Double glazed double doors and window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob and electric oven, integrated dishwasher and washing machine, space for fridge freezer and tiling to splash prone areas.

## Lounge

15' x 12' 6" ( 4.57m x 3.81m )

Two double glazed windows to rear elevation, electric fire and surround, two central heating radiators and carpet.

## Bedroom One

11' 5" x 8' 5" ( 3.48m x 2.57m )

Double glazed window to front elevation, central heating radiator, carpet and fitted wardrobes.

## En-Suite

Double glazed frosted window to front elevation, double shower cubicle, W.C, wash hand basin with vanity unit and tiling to splash prone areas.

## Bedroom Two

12' 4" x 8' 5" ( 3.76m x 2.57m )

Double glazed window to rear elevation, central heating radiator, carpet and fitted wardrobes.

## Bedroom Three

9' 11" x 8' 4" ( 3.02m x 2.54m )

Double glazed window to front elevation, central heating radiator, carpet and fitted wardrobe.

## Bedroom Four

8' 11" x 6' 3" ( 2.72m x 1.91m )

Double glazed window to rear elevation, central heating radiator and carpet.

## Bathroom

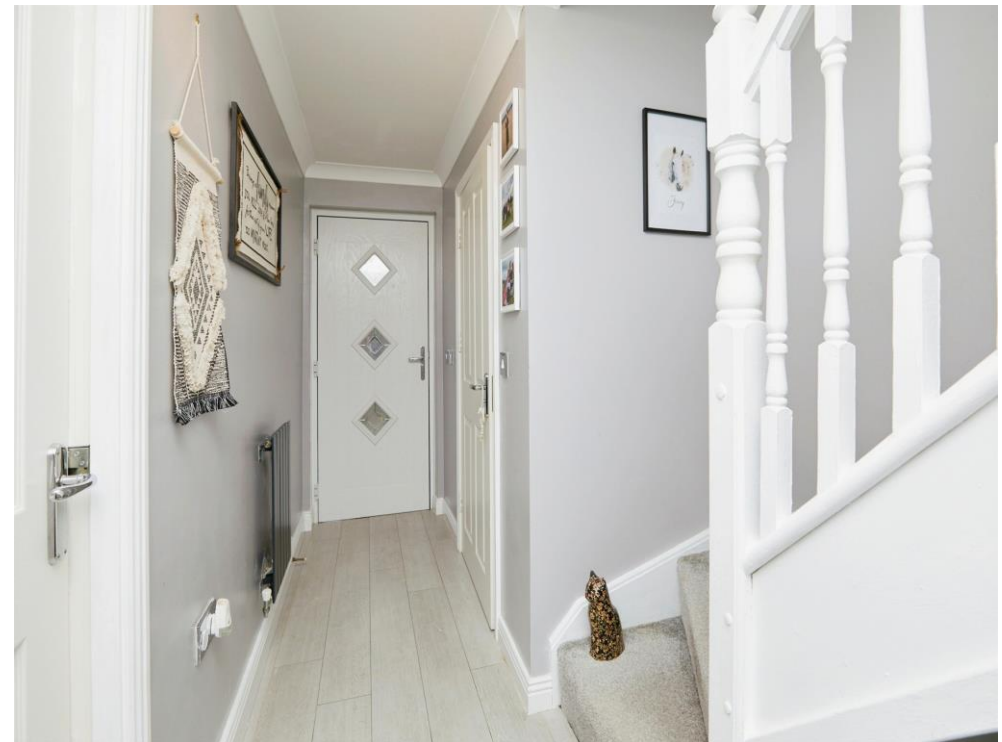
Frosted window to front elevation, W.C, wash hand basin, paneled bath with shower over, central heating radiator and tiling to splash prone areas.

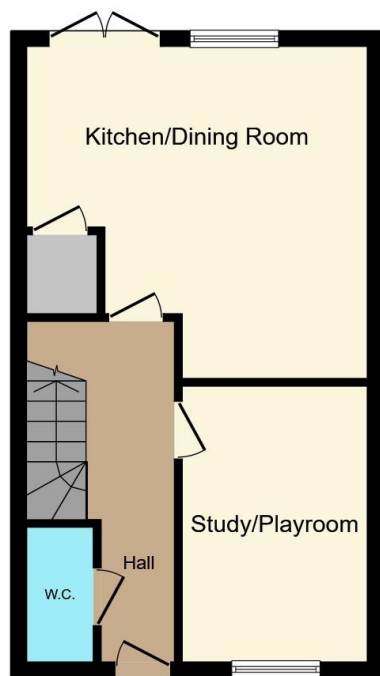
## Front Garden

Two allocated parking spaces and ev charging point.

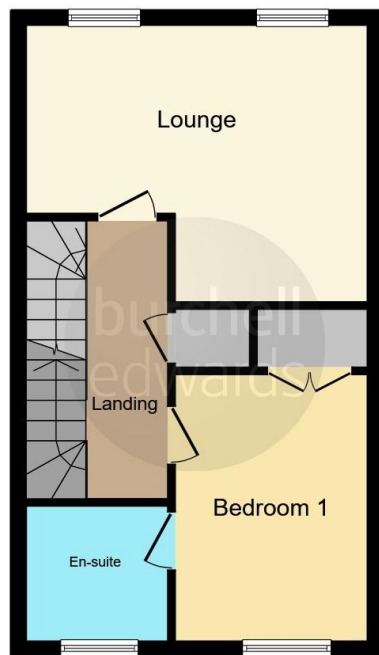
## Rear Garden

Mainly laid to lawn with patio area.

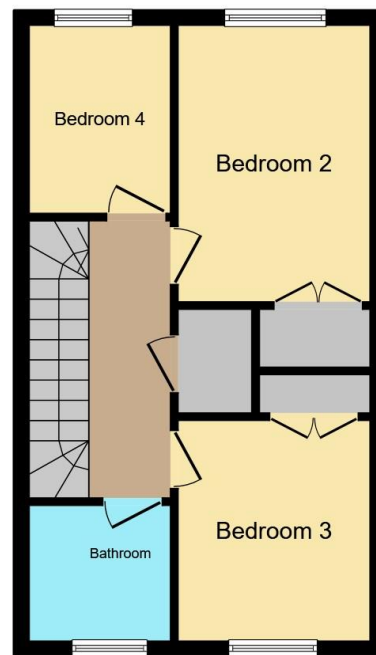




**Ground Floor**

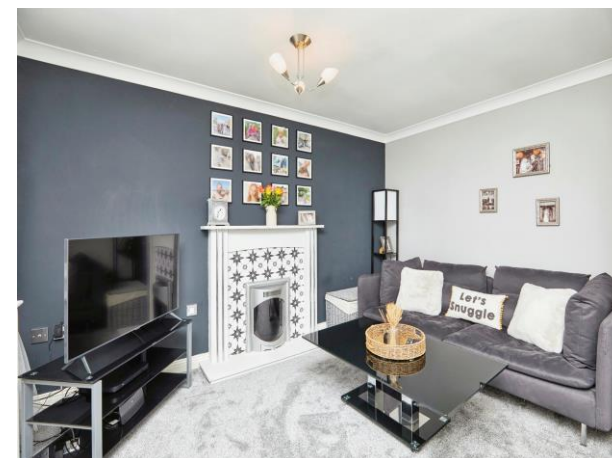


**First Floor**



**Second Floor**

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**EPC Rating: Awaited**

Tenure: Freehold

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