



Station Road
Rolleston-On-Dove Burton-On-Trent

burchell
edwards

Station Road Rolleston-On-Dove Burton-On-Trent DE13 9AB

for sale offers in excess of
£300,000



Property Description

A spacious three bedroom detached family home in the ultra popular village of Rolleston-On-Dove that offers a wealth of features of that would appeal to a modern family! Available for sale with no upward chain, this fantastic property offers great local schools, good local amenities and great potential to improve! Book your viewing with Burchell Edwards to avoid missing out!!

Entrance Porch

Double glazed window and door to front elevation, tiled flooring.

Entrance Hallway

Double glazed door to front elevation, stairs to first floor, central heating radiator and under stairs store.

Lounge

21' 3" x 10' 9" plus recess (6.48m x 3.28m plus recess)
Double glazed window to front elevation, sliding patio doors to rear elevation, gas fire.

Dining Room

7' 5" x 7' 5" max (2.26m x 2.26m max)
Double glazed window to rear elevation, central heating radiator.

Kitchen

14' 5" x 7' 10" (4.39m x 2.39m)
Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated double electric oven, electric hob, fridge freezer, washing machine and dishwasher.

Landing

Double glazed window to side elevation, central heating radiator and airing cupboard.

Bedroom One

11' 11" max x 9' plus recess into wardrobe (3.63m max x 2.74m plus recess into wardrobe)
Double glazed window to front elevation, central heating radiator and built in wardrobes.

Bedroom Two

9' x 11' 6" (2.74m x 3.51m)
Double glazed window to rear elevation and central heating radiator.

Bedroom Three

9' 4" x 6' 9" plus recess (2.84m x 2.06m plus recess)
Double glazed window to front elevation, central heating radiator and built in wardrobes.

Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, central heating radiator, shower, half tiled walls and shaver point.

Front Garden

Tandem Driveway providing off road parking and lawned area.

Rear Garden

Large garden with lawned area, slabbed area and planted beds.

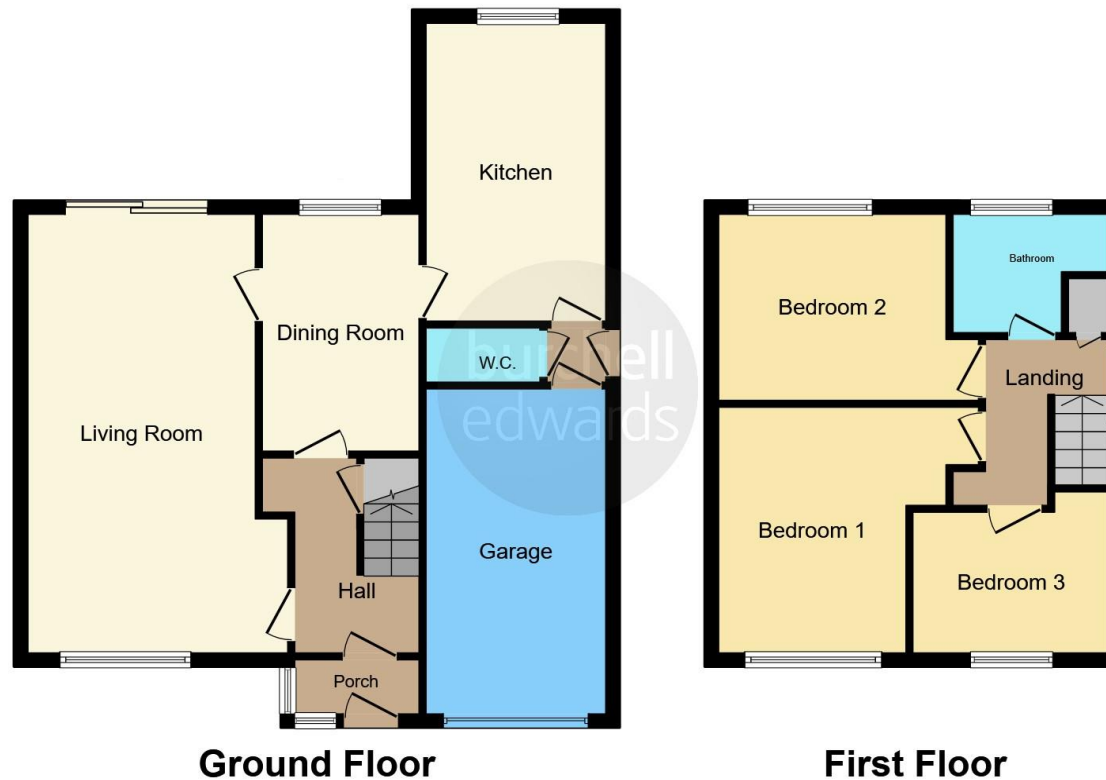
Outbuilding

15' 8" x 8' 6" (4.78m x 2.59m)
Up and over doors, power and lighting.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Britannia House Station Street
 BURTON-ON-TRENT DE14 1AN

EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

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