

Beacon Road

Rolleston-on-Dove, Burton-on-Trent, DE13 9EG

John 
German





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£299,995

A highly impressive and superbly styled modern semi-detached home boasting field views to the rear. Highlights include a lounge with oak flooring, spacious dining kitchen, three bedrooms including a refitted en-suite shower room and gardens to the rear enjoying views across fields.



Set in the sought after village of Rolleston-on-Dove is this thoroughly impressive three storey modern semi-detached home. The village is well-served by a primary school, popular village pubs, Co-op store, a lovely church, cricket club and nature walks. It is well-placed for The de Ferrers Academy and for the A38 to Lichfield, Derby, Birmingham and the A50.

The property is superbly styled throughout in 'move into' condition and set behind a generous driveway with a front entrance door opening into the hall with stairs and doors leading off.

To the front is a smart lounge with spotlights and a bay window framing views. A door leads through to a spacious dining kitchen that is equipped with a range of base and eye level units in white with work surfaces over, inset sink, integrated appliances including an oven, hob, extractor, dishwasher and fridge freezer. There is tiled flooring, tiled splashbacks, spotlights, window and French doors opening onto the rear gardens providing views and access to the rear.

Off the kitchen is a guest's cloakroom with a close coupled WC and wash hand basin plus a useful fitted storage cupboard.

Stairs rise off the hall to the generous first floor landing where there are doors leading off, a useful airing cupboard and stairs rising to the second floor. There is a highly impressive master bedroom with fitted mirrored wardrobes across one wall with internal lighting, two windows framing views to the rear and a courtesy door to the family bathroom fitted with a suite comprising a panelled bath, pedestal wash hand basin and concealed cistern WC. There is a window to the side and chrome towel radiator. The third bedroom has a window to the front.

Completing the accommodation is a generous second double bedroom with skylights, wood effect flooring, an integrated Bluetooth speaker system, under floor heating and useful eaves storage. A door leads to a superb recently fitted contemporary en suite wet room with tiled shower area, glazed screen, vanity wash hand basin with useful storage under, chrome towel rail/radiator, lit vanity mirror, tiled walls and floor and spotlights.

To the rear the gardens enjoy delightful views across fields with a decked area ideal for families and entertaining, a shaped lawn and paved terrace ready for garden furniture. There is a side entrance via a gate.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

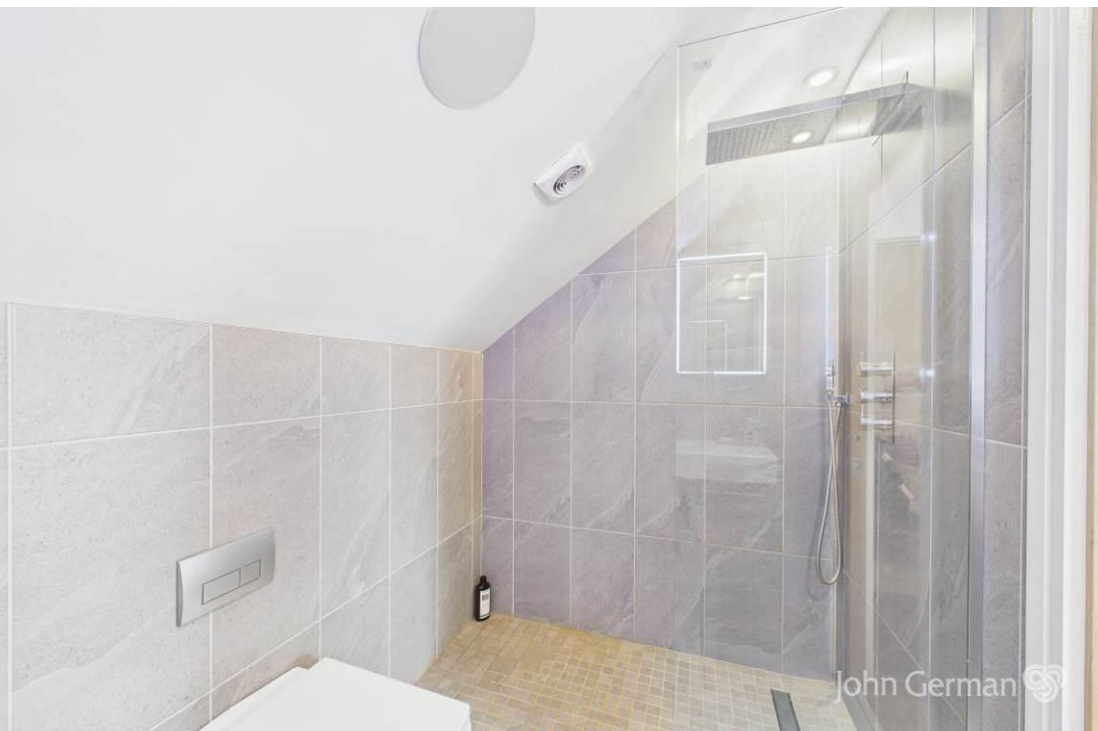
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

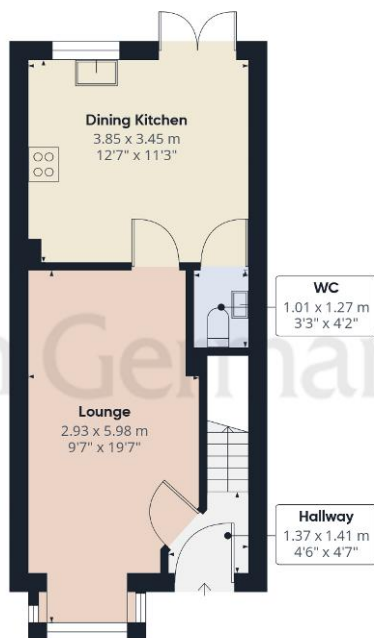
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/23072026







Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

82.1 m²

884 ft²

Reduced headroom

4.1 m²

44 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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