

# Rolleston Road

Burton-on-Trent, DE13 0LE

John German



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£450,000

An outstanding detached home standing on a fabulous 0.29 acre garden plot, perfect for multigenerational living with annex potential, set behind a gated driveway with a flexible layout featuring three bedrooms, three reception rooms including a lovely garden room and a quality fitted kitchen. No upward chain.

Situated in a superb non estate location, handy for schools for all ages and set behind a gated driveway leading to a good expanse of parking is this impressive traditional detached bungalow. The plot is outstanding, featuring approximately 0.29 acres of space including a wonderful and extensive long rear garden with a detached garage/outbuilding offering superb annexe potential, with services including gas, water and electricity all connected with an electric up and over front entrance door, skylights and French doors opening out to rear gardens.

The front entrance door opens into a spacious welcoming hallway with tiled flooring, opening through into a fabulous and spacious dining room, perfect for entertaining or for the family to get together, with high ceilings through, staircase off to the first floor and a further door opening through opening into an inner hallway with doors leading off.

To the right a door opens into a light and spacious lounge with a log burner providing the focal point, a lovely cosy space perfect for evenings.

Across the inner hallway is the master bedroom which is a superb double with high ceilings and plenty of storage, with fitted wardrobes stretching across one wall and window to side. There is a well appointed bathroom off this hallway with a close coupled WC, fitted vanity units with inset wash basin and WC, together with panelled bath. From the inner hall a door opens into a wonderful L shape fitted dining kitchen, the dining area is generous in its proportions, perfect for a large table with a log burning stove providing the focal point and a wide open arch through to a lovely quality kitchen which is fitted with an extensive range of base and eye level units with granite worksurfaces over, with space for an American fridge freezer, range cooker and dishwasher (current appliances can be included by negotiation).

One of the highlights of the ground floor is an outstanding garden room featuring a high vaulted ceiling, together with wide bi-fold doors and a large picture window framing fabulous views across amazing rear gardens.

To the first floor the landing with skylight has doors leading off to two further bedrooms, the front bedroom has a skylight and offers a perfect child's bedroom or home office/study. Further along the landing is the second bedroom on this floor which is a generous double with window framing views across the rooftop to the rear garden beyond, and there is a well appointed shower room with shower cubicle, pedestal wash hand basin and WC.

The rear gardens feature a large paved terrace perfect for outside dining and entertaining or for the family to get together, with a feature archway with a climbing rose over, opening through into extensive lawns all the way to the top of the garden where there is a separate section with a greenhouse and lawned area offering a perfect allotment style space. Halfway up the garden there is a superb covered pergola offering covered entertaining space, and the property also has the benefit of 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 gas (Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre 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 D

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA12052025

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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**

1975 ft<sup>2</sup>

183.6 m<sup>2</sup>

**Reduced headroom**

92 ft<sup>2</sup>

8.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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### Agents' Notes

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**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**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.

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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AMLID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1<sup>st</sup> March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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