

# Alderbrook Close

Rolleston-on-Dove, Staffordshire, DE13 9AH

John  
German



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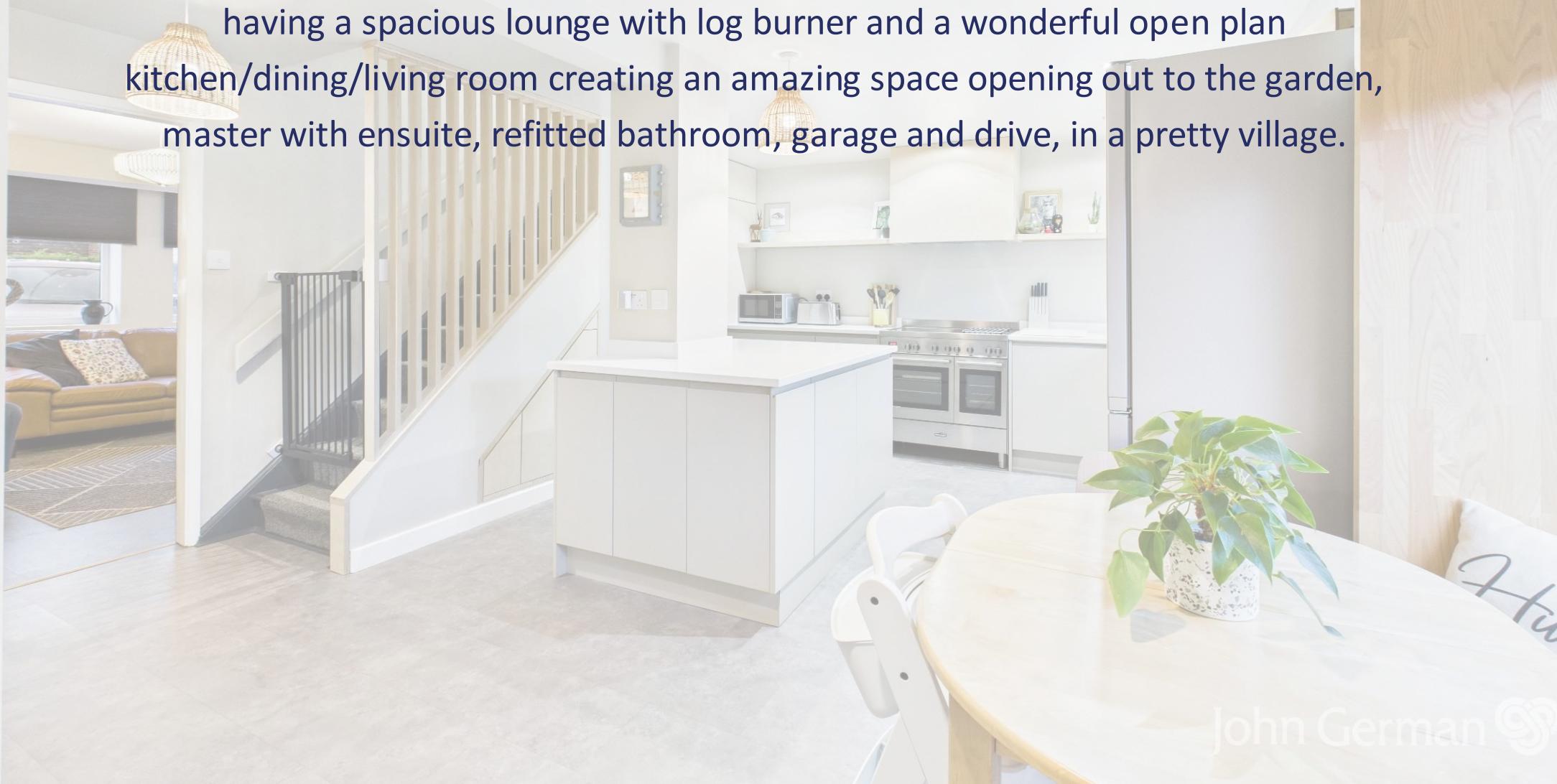


# Alderbrook Close

Rolleston-on-Dove, Staffordshire, DE13 9AH

£400,000

Extended and refitted, this detached offers a stunning home ready to move into, having a spacious lounge with log burner and a wonderful open plan kitchen/dining/living room creating an amazing space opening out to the garden, master with ensuite, refitted bathroom, garage and drive, in a pretty village.



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Enjoying an end of cul-de-sac position in the pretty village of Rolleston-on-Dove with two popular pubs, village store, butchers and primary school this could be you perfect family home.

Extended and renovated by the current owner featuring a stylish interior, ready to move into, perfectly designed for modern family life.

The property is set behind a gravelled garden and the front door opens into a welcoming hall with stairs and doors leading off.

There is a generous lounge, a lovely space to relax, with a log burner adding a cosy feel and a large bay window framing views to front.

Across the full rear width of the house is an amazing opening plan space featuring kitchen, dining and living areas, opening out to the rear garden. The stylish kitchen is superbly appointed with a range of gloss finished units and quality works surfaces, plus extra storage added by an under stairs pantry. The dining area has the unique feature of a large picture window and window seat, and the living area has French doors opening out to the rear garden.

Off the hall, the house also has the practicality of a well appointed utility room with additional appliance space and a WC.

To the first floor, the landing has a useful cupboard, window to side and doors leading off.

There is a lovely master bedroom with garden views, a window to side adding extra natural light and a stylish ensuite shower room having a good size shower, fitted units with storage and wash basin over.

Bedrooms two, three and four are all generously sized, sharing a well appointed, refitted bathroom having a bath with shower over and shower screen, WC and a wash basin set on a lovely natural wooden surface.

Outside, the rear garden has a shaped lawns and a handy rear gate to the driveway. The garage has timber front doors and currently has a temporary divide creating storage space and a gym area, which could easily be returned to a garage if needed.

**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:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

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

**Broadband type:** 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:** JGA/05122025

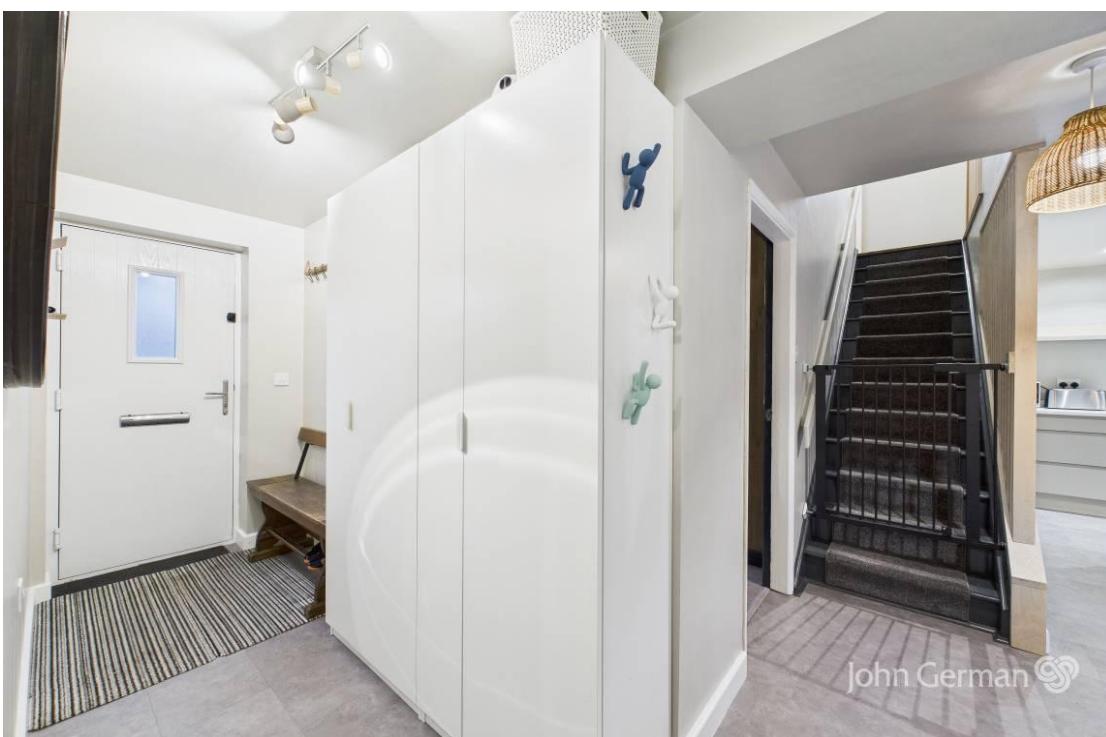
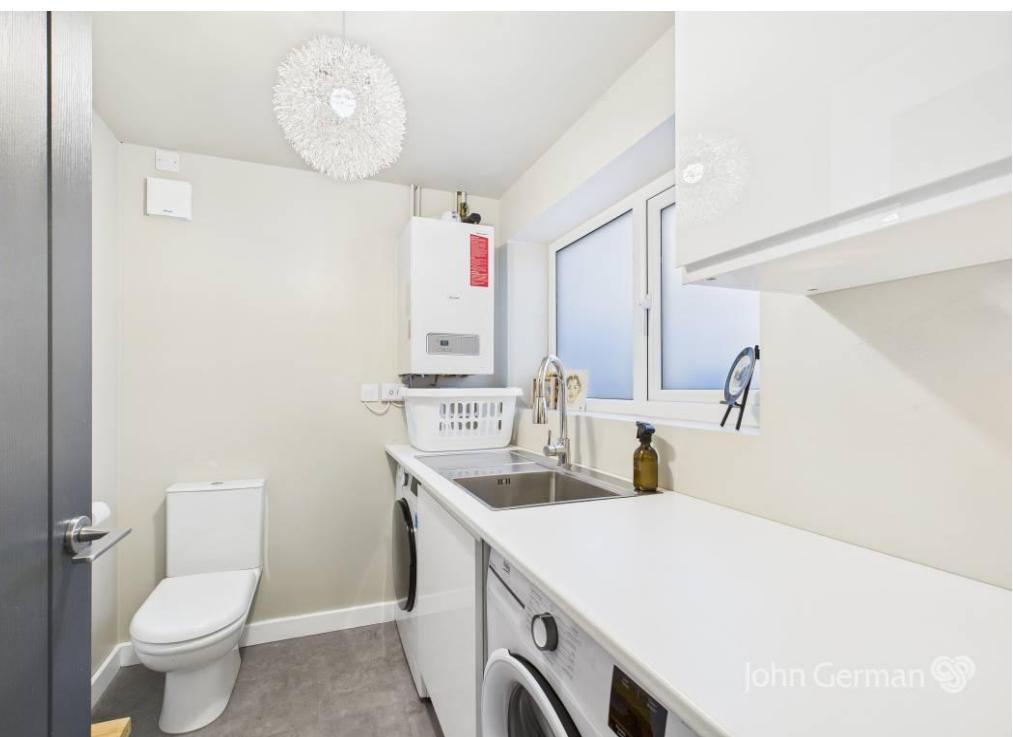
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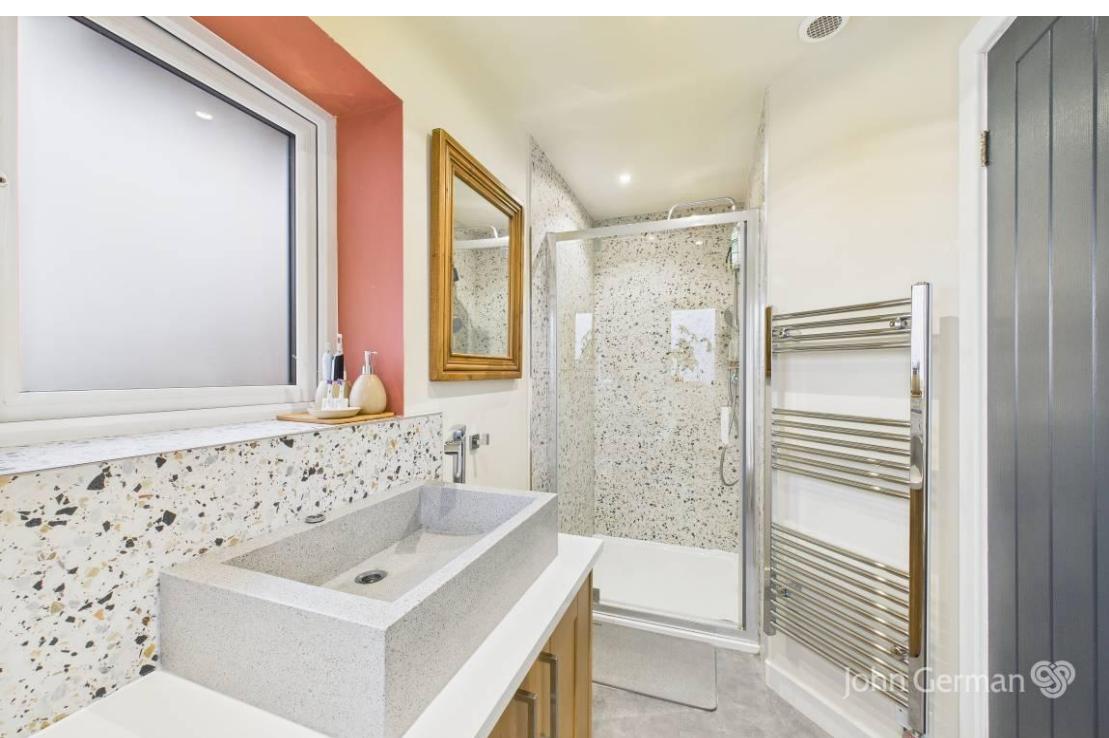
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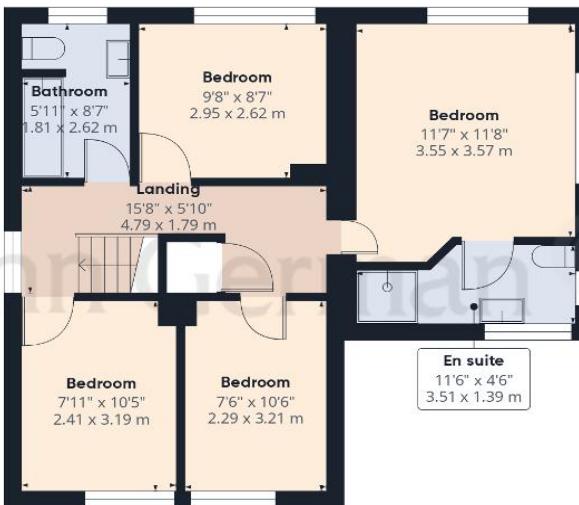


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Approximate total area<sup>(1)</sup>

1353 ft<sup>2</sup>

125.7 m<sup>2</sup>

Reduced headroom

3 ft<sup>2</sup>

0.2 m<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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



#### Agents' Notes

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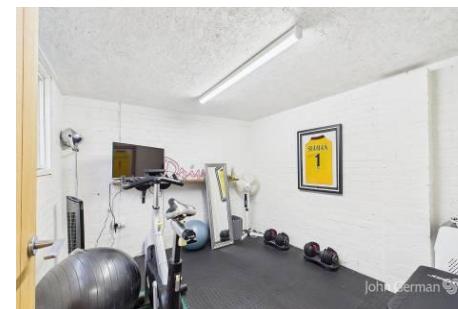
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