



# HOPKINS & DAINTY

ESTATE AGENTS



## Station Road, Burton-On-Trent, DE13 9AB

**£459,950**

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to offer this spacious family home, in the popular village of Rolleston-On-Dove. Set back from the road behind a lawn frontage and standing on a generous garden plot with a south facing rear aspect.

The accommodation comprises: entrance porch, hallway with guest WC, front lounge with feature fireplace, separate dining room, rear conservatory overlooking the garden, fitted kitchen and a utility room. On the first floor there are two double bedrooms, two single bedrooms (all with fitted furniture) and the main shower room with a three piece suite. The master bedroom also benefits from an en-suite shower room..

The property has gas central heating off a Worcester boiler fitted in 2025; double glazing, spacious front and rear gardens, ample driveway parking and a good size garage.

Set in a convenient location for access into the village with its many amenities; along with road connections to the nearby A38 and at the Clay Mills Junction.

If you would like to see this home for yourself, feel free to let us know when you are available, by e-mail or phone. We are open 7 days a week.

## Porch



With a leaded light double glazed entrance door and matching windows. Tiled flooring and a leaded light door opening to:

## Hallway



Stairs rising to the first floor. Laminate flooring, under stairs cloaks cupboard and doors leading off.

## Lounge 17'0" x 12'4" (5.20 x 3.76)



Front lounge with two leaded light double glazed windows.

A feature brick fireplace with a coal effect gas fire, radiator and coving to the ceiling. Door to:

## Dining Room 12'5" x 9'10" (3.81 x 3.01)



With a radiator and double glazed sliding patio doors opening to the conservatory.

## Conservatory 10'9" x 9'10" max. (3.30 x 3.00 max.)



With tiled flooring and a solid roof. Leaded light double glazed windows and a patio door opening onto the garden.

### Kitchen 12'11" x 9'10" (3.95 x 3.01)



Fitted range of base and wall units with glazed display cabinets and worktops. Inset one and a quarter sink and drainer with a mixer tap and tiled splashbacks. Space for a range style cooker with a fitted hood over. Integrated dishwasher, fridge and freezer. Tiled flooring, two heated towel rails, double glazed rear window, spotlights, boiler cupboard housing the wall mounted gas boiler and an under stairs storage cupboard. Opening to:

### Utility Room 11'1" x 7'4" (3.40 x 2.24)



With fitted storage cupboards and worktops. Inset sink and drainer, tiled flooring, plumbing for a washing machine, double glazed sided rear windows and a double glazed door to the garden.

### Guest WC



### First Floor Landing

Passage landing with doors to all bedrooms and the main shower room. Double glazed side window, built in airing cupboard with the hot water cylinder and shelving.

### Master Bedroom 11'10" x 11'8" (3.62 x 3.56)



Measurements include the fitted furniture. Range of fitted wardrobes with cupboards over, a dressing table and bedside cabinets. Radiator, double glazed front window and double doors opening to:

**En-Suite 6'11" x 2'10" (2.12 x 0.88)**



Two piece suite comprising shower and vanity wash hand basin with cupboards. Tiled splashbacks, a heated towel rail, spotlights and a double glazed side window.

**Bedroom 3 10'2" x 7'9" (3.10 x 2.37)**



Measurements include the fitted furniture. Third bedroom with fitted floor to ceiling cupboards, a radiator and double glazed rear window.

**Bedroom 2 11'5" x 10'10" (3.48 x 3.32)**



Measurements do not include the built in furniture. Second double bedroom with a range of built in wardrobes. Radiator and a double glazed front window.

**Bedroom 4 8'5" x 7'3" (2.59 x 2.23)**



Measurements do not include the built in furniture. Fourth bedroom with a built in floor to ceiling wardrobe, radiator and double glazed rear window.

### Shower Room 7'0" x 5'5" (2.15 x 1.66)



Three piece suite comprising corner shower, vanity wash hand basin and WC. Tiled walls and flooring, a heated towel rail and double glazed rear window.

### Front Garden/Driveway

To the front of the property there is an open lawn garden and paved driveway providing ample off road parking. Access to the garage and gated entry to the rear garden.

### Garage 17'4" x 16'11" x 15'6" (5.29 x 5.16 x 4.73)

With an up and over door, electric light and power connected. Double glazed door and window to the rear garden.

### Rear Garden



Generous rear lawn and patio garden with a southerly aspect. Established planted borders, a vegetable plot, greenhouse and a fence and hedge boundary.

### Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If

there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

# Floor Plan



Total area: approx. 155.0 sq. metres (1668.7 sq. feet)

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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.