

Twentylands, Rolleston-On-Dove, Burton-On-Trent, DE13 9AJ

£395,000

Nicholas Humphreys

Twentylands, Rolleston-On-Dove, Burton-On-Trent

A Delightful Village Residence situated within a sought after location on a generous plot.
The home in brief offers a welcoming reception hallway with guest cloakroom, lounge across the rear aspect with log burner and an attractive view of the rear garden. The kitchen diner is located on the front aspect and the dining room on the rear elevation with french patio doors opening onto the garden.

The first floor has four generous bedrooms and a re-fitted shower room. Outside the home is set back from the road with extensive lawn and driveway leading to the integral garage. The generous mature garden has a block paved patio and lawn with ornamental koi pond, summer house and garden workshop.

The local village has various amenities with several public houses and shops, within easy reach of the A38 linking major road networks. Council Tax Band E.







The Accommodation

Reception Hallway
Double glazed solid wooden front door, radiator, tiled flooring and stairs rising to the first floor.

Guest Cloakroom
Fitted with a wash basin, WC and tiled flooring.

Kitchen Diner
5.00m max x 3.05m (16'5 max x 10'0)
Located across the front aspect, with double glazed side entrance door a fitted range of wall and base units with work surfaces over, a sink and drainer with mixer tap, extractor hood, space for a cooker, washer, dryer and dishwasher, tiled floor, floor fan heater, central heating combi boiler, and door back to hallway.

Lounge
5.89m x 3.25m (19'4 x 10'8)
The focal point of the room being the multi-fuel burner, windows looking out across the rear gardens, radiators, TV point, two ceiling light points and wall lights.

Dining Room
3.99m x 3.30m (13'1 x 10'10)
Double glazed french doors to the rear aspect opening onto the block paved patio, radiator and door through to the lounge and hallway.

First Floor Landing
With double glazed window to the side aspect, radiator, doors to;

Master Bedroom
3.96m x 3.33m (13'0 x 10'11)
With double glazed window to the rear aspect overlooking the garden and radiator,.

Bedroom Two
3.33m x 3.28m (10'11 x 10'9)
With double glazed window to the rear aspect, and radiator.

Bedroom Three
4.75m x 2.39m (15'7 x 7'10)
With double glazed windows to front and side aspect with radiator.

Bedroom Four
3.02m x 2.59m (9'11 x 8'6)
With double glazed window to the front aspect and radiator.

Re fitted Shower Room
2.13m x 1.45m (7'0 x 4'9)
Fitted with a three piece white suite offering double shower enclosure, hand wash basin, WC, tiled walls, heated towel rail and extractor fan.

Garage
5.05m x 2.44m (16'7 x 8'0)
With up over door, power and light.

Outside
Occupying a generous plot to front and rear with the home set back from the road with driveway and lawn leading to the integral garage. The rear garden offers patio, lawn area, flower borders, pond with bridge leading over to the lawn and summer house, with outside tap, lighting, log store, fenced boundaries and workshop with double glazed windows and electrics.

Property construction: Standard
Parking: Drive & Garage
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains Gas
Council Tax Band: E
Local Authority: East Staffordshire Borough Council
Broadband type: TBC - See Ofcom link for speed: https://checker.ofcom.org.uk/ Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Useful Websites: www.gov.uk/government/organisations/environment-agency
An on-site management fee may apply to all modern or new developments.
Anti-Money Laundering (AML) Requirements
In line with the Money Laundering Regulations 2017, all purchasers and, where applicable, cash donors are required to complete AML identity and source-of-funds checks once an offer is accepted. These checks are carried out via “Thirdfort” and do not affect your credit rating. A non-refundable compliance fee of £36.00 including VAT applies per person (with an additional fee of £36.00 per individual/ cash donor). Full details are set out in our PDF brochure.
Please ensure you have viewed the agent’s full PDF branded brochure for full information, selective licence areas and charges regarding the proposed purchase of the property and not rely on third party website information supplied before actioning the purchase process.
The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field. Draft details awaiting vendor approval and subject to change










WEEKLY PLANNER













NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty.
Plan produced using PlanUp.



Council Tax Band E

Freehold

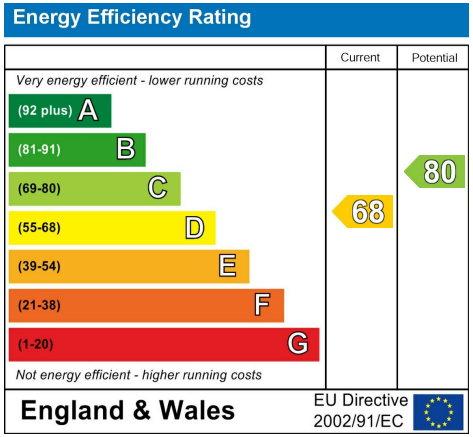
Services. If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order. **Floor Plans.** To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

Money Laundering. Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

Survey. We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

Agent Note. Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on-site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

Selective License Areas. The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. A license fee for application will be payable and work to the home maybe required. Full information: https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme



01283 528020
NICHOLASHUMPHREYS.COM

183 High Street, Burton upon Trent, Staffordshire, DE14 1HN