Rolleston Road

Burton-on-Trent, DE13 0JZ

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Asking Price Of £375,000

Beautifully presented three-bedroom detached home on a generous plot on popular Rolleston Road, Burton-on-Trent. Offering 1,426 sq ft, extended living space, ample parking, detached garage and a lovely rear garden, with further extension potential (STPP). No upward chain.

Upon entering, the entrance hallway provides access to the principal ground floor accommodation, with a useful WC conveniently positioned beneath the staircase. To the right is the living room, featuring an attractive bow window that floods the room with natural light and a feature fireplace creating a charming focal point. Double doors open into the extended dining room, which is also accessible from the hallway. There is ample space for a family-sized dining table and chairs, whilst the extended section creates a versatile snug area with double doors opening directly onto the rear garden, perfect for entertaining and everyday family life.

Positioned at the end of the hallway is the extended kitchen, fitted with a range of wall and base units, standard and deep drawers, and generous worktop space. Integrated appliances include an eye-level double oven, fridge freezer, dishwasher, induction hob and extractor fan. A bay window to the side creates an appealing space for a breakfast table or informal seating. Leading off the kitchen is a separate utility room, providing additional storage units, a further sink and space for a washing machine, tumble dryer and under-counter fridge. An external door offers convenient garden access, ideal for muddy boots and paws!

To the first floor are three well-proportioned bedrooms. The principal bedroom is a generous double, complete with fitted wardrobes, matching drawers and a bow window mirroring the living room below. The second bedroom is another spacious double with ample room for furniture, whilst the third would make an ideal single bedroom, nursery or home office. Completing the accommodation is the family bathroom, fitted with a double walk-in shower, WC and wash basin.

Externally, the property benefits from a large driveway providing ample off-road parking and access to the detached garage. Two additional outbuildings offer useful storage. The generous rear garden begins with a spacious patio bordered by raised brick planters, ideal for outdoor dining and entertaining. The remainder is predominantly laid to lawn, with hedging providing privacy to the rear. A further patio base houses a double-glazed summer house with electrical plug points, offering a versatile space for hobbies or working from home. The generous plot may also offer scope for further extension to the side, potentially accommodating a single or two-storey addition, subject to the necessary planning permissions and consents.

Situated on the popular Rolleston Road, the property is conveniently located for local shops, schools and everyday amenities, with Burton town centre offering a wider choice of shopping, leisure and dining facilities. Road links provide access to surrounding towns and villages, making this a practical choice for commuters.

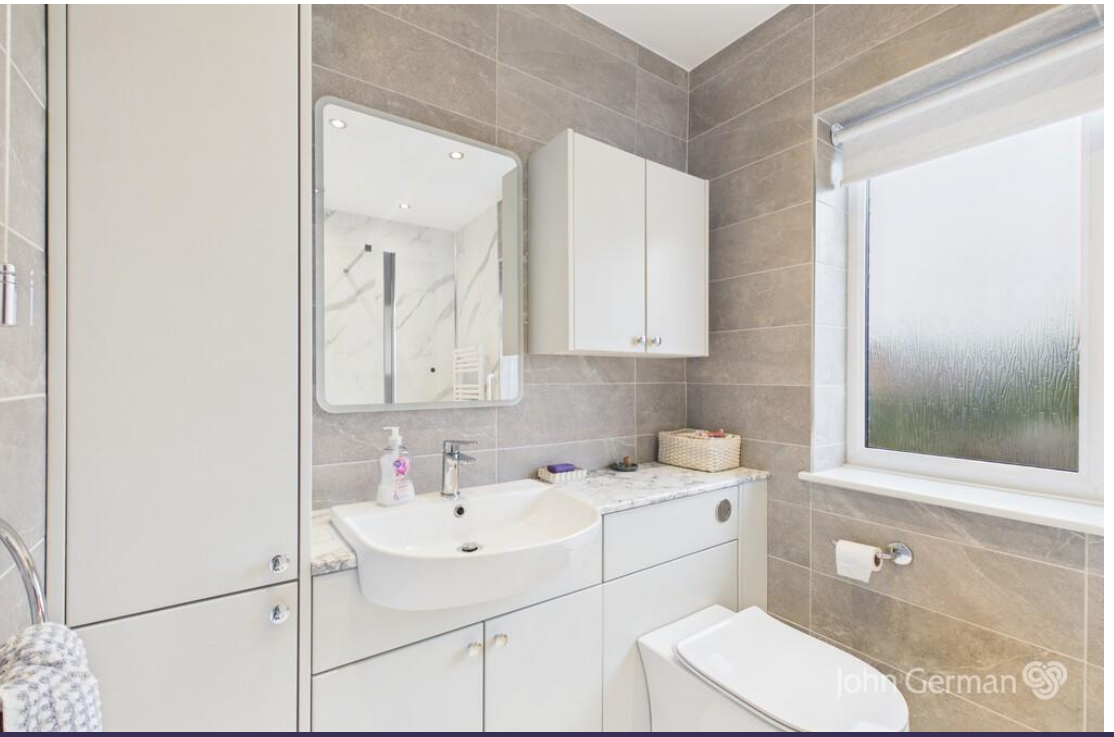
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Standard
Parking: Drive & garage
Electricity supply: Mains
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 E
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/30102026

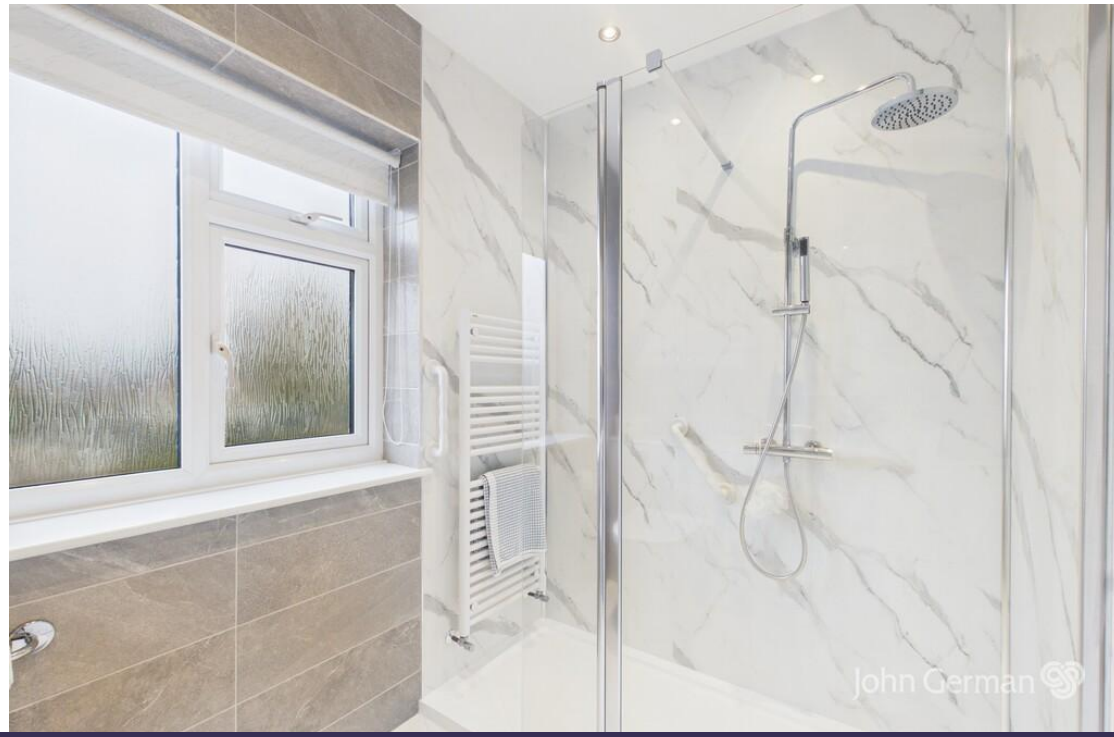





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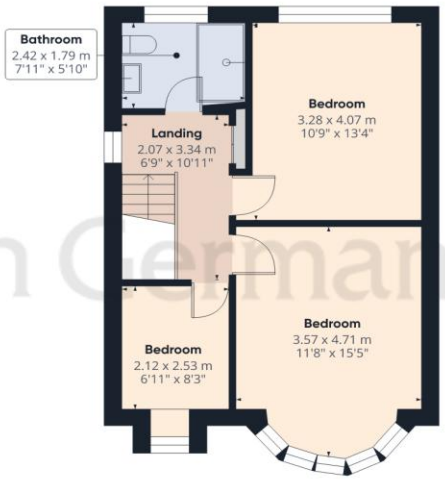

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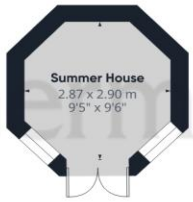

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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

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Approximate total area(1)

132.5 m²

1426 ft²

Reduced headroom

0.3 m²

3 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

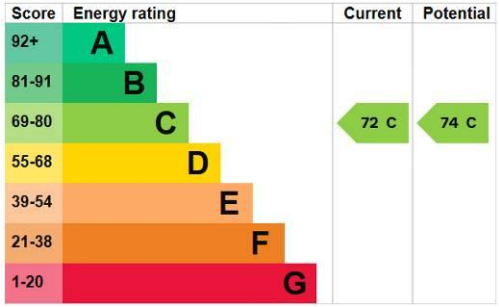
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