



Ivy Grove, Burton-on-Trent



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£265,000



## Key Features

- Detached Family Home
- Peaceful Cul de Sac Location
- Just Off Rolleston Road
- Vacant Possession
- Long Garden To Front & Enclosed Rear Garden
- Three Good Sized Bedrooms
- EPC rating C
- Freehold





A detached family home occupying this pleasant and small cul de sac location ruining off Rolleston Road. The property is offered for sale with immediate vacant possession and is ideally located for local schools. Complemented by an established enclosed rear garden and a long garden to the front (offering potential) the property in brief comprises:

- entrance hall, guest cloak room, lounge/dining room, fitted kitchen and on the first floor a landing leads to three good sized bedrooms, each with fitted wardrobes, and a bathroom. Externally there is a detached garage.

### Accommodation In Detail

Entrance door leading to:

#### Reception Hall

having one central heating radiator and winding staircase to first floor.

#### Guest Cloak Room

having wc, wash basin set into a vanity unit with storage cupboards, window to front elevation and one central heating radiator.

#### Lounge 3.78m x 3.38m (12'5" x 11'1")

having feature fireplace with polished wood surrounds housing gas fire, dado rail, coving to ceiling, bow window to front elevation, one central heating radiator and archway leading through to:

#### Dining Area 3.37m x 2.5m (11'1" x 8'2")

having one central heating radiator and sliding patio doors to rear garden.

#### Kitchen 3.9m x 2.81m (12'10" x 9'2")

having stainless steel sink with mixer tap set into worktop with tiled surrounds, built-in base cupboards and drawers, matching wall mounted units, appliance space, built-in oven and microwave, four ring gas hob with extractor canopy over, window to rear elevation, door to side elevation and useful understairs storage cupboard with power.

### On The First Floor

#### Landing

having airing cupboard.

#### Bedroom One 2.82m x 2.5m (9'4" x 8'2")

having a range of fitted wardrobes and matching dresser with drawers under, one central heating radiator and window to front elevation.

#### Bedroom Two 3.82m x 3.15m (12'6" x 10'4")

having fitted wardrobes with matching dresser with drawers under, one central heating radiator and window to rear elevation.

#### Bedroom Three 2.86m x 3.28m (9'5" x 10'10")

having wardrobes and dresser, one central heating radiator and window to rear elevation.

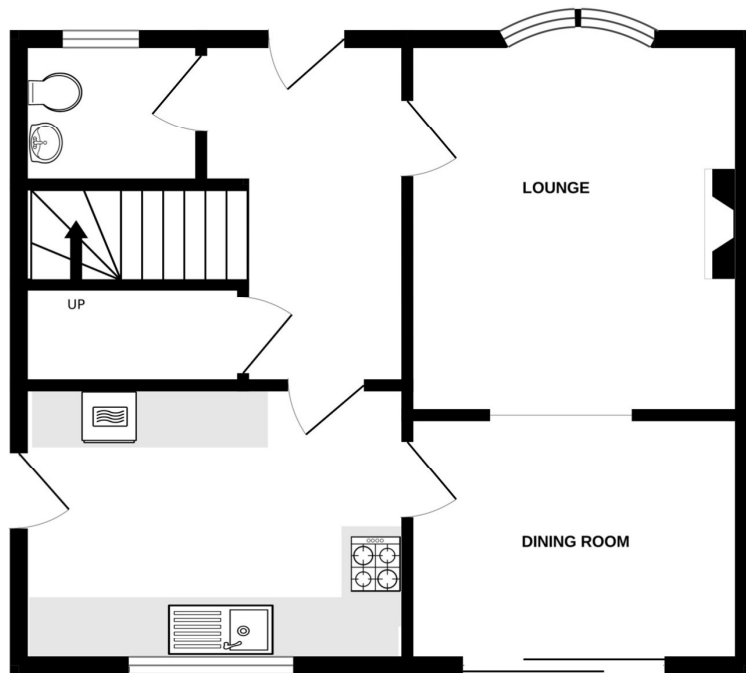
#### Bathroom

having ornate white suite with wash basin, wc, bath with shower over, tiled surrounds, one central heating radiator and window to front elevation.

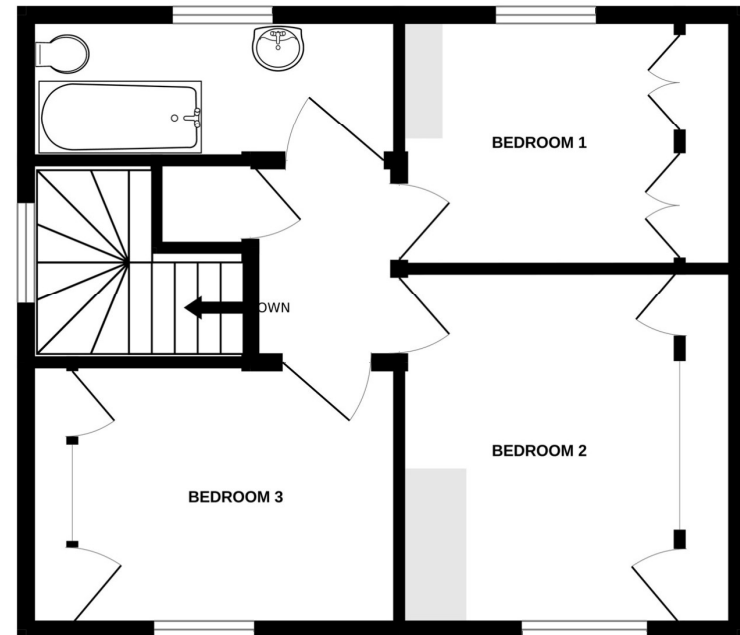
#### Outside

There is a long driveway giving access to the side of the property and rear where there is a detached garage with up and over door and personnel door to side. The property also has the benefit of a long strip of land to the front and bordering the road with potential for additional parking. To the rear is a good sized established garden.

GROUND FLOOR  
490 sq.ft. (45.6 sq.m.) approx.



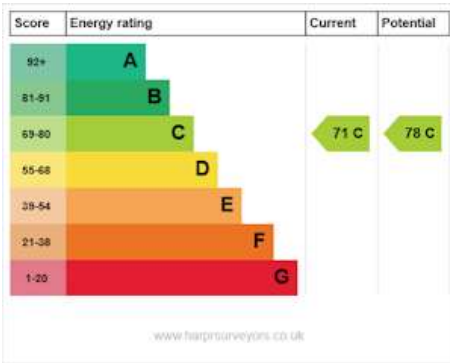
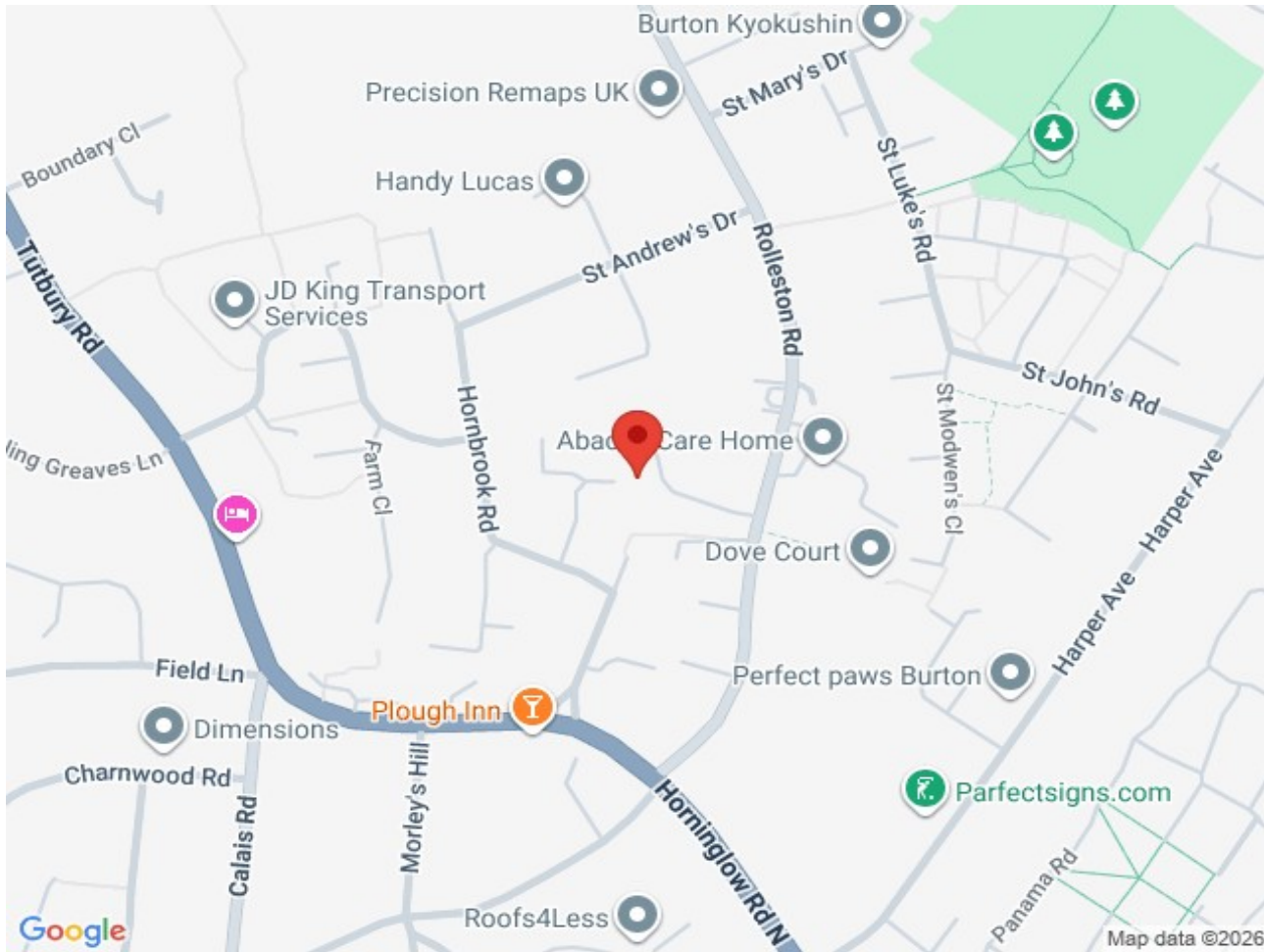
1ST FLOOR  
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 930 sq.ft. (86.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**Services**

All mains services are believed to be connected to the property.

**Measurement**

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

**Tenure**

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

**Note**

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Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

