



Beacon Road  
Rolleston-On-Dove Burton-On-Trent



### Property Description

A spacious five bedroom semi-detached family home in the village of Rolleston-on-dove. Beacon road is ideally situated in the sought after location of Rolleston. The property is in close proximity to a wide variety of amenities including; shops, pubs, country walks and easy access to the surrounding villages, Burton-upon-Trent and the A 38. In brief the property comprises of; an entrance hallway, lounge, dining room, kitchen and downstairs W/C. To the first floor there is three bedrooms, family bathroom and stairs leading to the loft conversion. To the second floor is a small landing area and doors off to both bedrooms which have stunning views. To the outside of the property there is a front lawn with open field views. To the rear there is a private garden, garage with off road parking and mature shrubs. This family home offers the perfect space for families to make their own. Call the office to arrange your viewing today before it is too late.

### Entrance Hallway

Accessed through the front door with tiled flooring, stairs to the first floor and doors to the rooms on the lower level.

### Lounge

Situated to the front elevation with feature bay window, carpet flooring radiator and door to the hallway. currently being used as the dining room.

### Dining Room

Situated to the rear of the property and currently used as the sitting room with sliding doors to the rear garden, feature chimney breast with gas fire, carpet flooring and doors to the kitchen and hallway.

### Kitchen

Situated to the rear elevation and comprising of a mixture of matching wall and base units with counter tops over, sink with mixer tap over, window to the side elevation, door leading to the rear porch, plumbing for washing machine and tiled flooring.

### Rear Porch

Accessed from the kitchen with door leading to the rear garden and downstairs W/C.

## First Floor Landing

With carpet flooring, doors off to the bedrooms and family bathrooms as well as stairs leading to the second floor.

## Bedroom One

Situated to the front elevation with built in wardrobes and countryside views, and carpet flooring.

## Bedroom Two

Situated to the rear elevation with built in wardrobes and countryside views, and carpet flooring.

## Bedroom Five

Situated to the front elevation allowing the perfect space for a home office or nursery with window to the front elevation with countryside views, and carpet flooring.

## Family Bathroom

The three piece family bathroom consists of a shower cubicle , low level W/C and wash hand basin with taps over, fully tiled and opaque double glazed window to the rear.

## Second Floor Landing

With carpet flooring and doors leading to both bedrooms.

## Bedroom Three

Situated to the front elevation with built in storage and countryside views, radiator and carpet flooring.

## Bedroom Four

Situated to the rear elevation with built in storage and countryside views, radiator and carpet flooring.

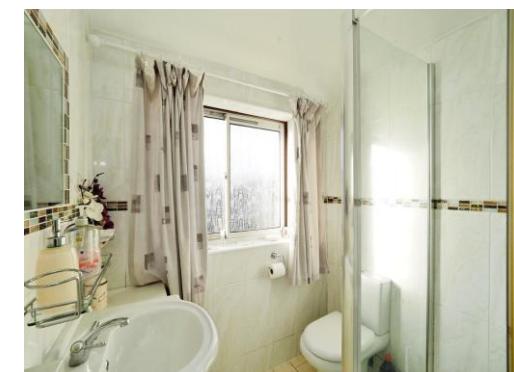
## Outside

## Front

The property stands proudly back from the road with a front lawn and side path leading to the side access and front door.

## Rear

The rear garden has a road leading to the detached garage and end of the garden. In the garden their is a paved area, large lawned area and fenced boundaries with mature shrubs.

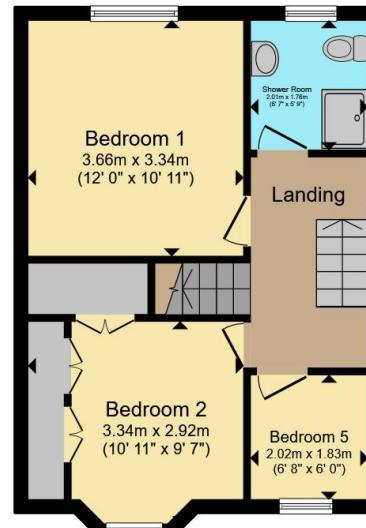




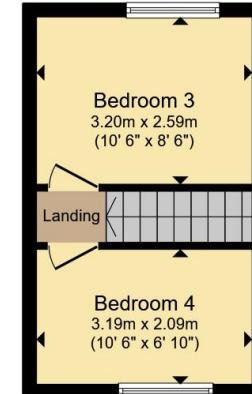




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 102.2 m<sup>2</sup> (1,101 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Hall & Benson on

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Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

EPC Rating: F    Council Tax  
 Band: D

Tenure: Freehold



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