

The Lawns

Rolleston-on-Dove, Burton-on-Trent, DE13 9DE



Occupying a delightful position within the ever-popular village of Rolleston-on-Dove, this attractive three-bedroom semi-detached home on The Lawns offers spacious and versatile accommodation, generous outdoor space and excellent future potential, making it an ideal purchase for families, first-time buyers or those seeking a home they can gradually personalise and enhance over time.

£295,000

NO CHAIN

John German 

Being sold with no upward chain, the property is ready to move straight into whilst still offering scope for cosmetic updating to create a wonderful long-term family home tailored to individual tastes. The property also benefits from exciting potential to extend further to the side or rear, subject to the necessary planning permissions.

The accommodation begins with an entrance hallway featuring two useful storage cupboards, ideal for coats, shoes and general household storage. The main living room is a bright and welcoming space centred around a charming feature fireplace, creating a cosy focal point for the room. Sliding patio doors allow plenty of natural light to flow through whilst providing direct access onto the rear patio and garden, making the space perfect for both everyday living and entertaining.

In addition to the main reception room, the property benefits from a versatile second reception room which was added on as an extension. This flexible room could suit a variety of uses including a family room, games room, home office or even a downstairs bedroom if required. The room also benefits from sliding doors opening directly onto the garden, further enhancing the connection between indoor and outdoor living.

The kitchen is fitted with a range of wall and base units together with a double sink, oven, extractor fan and designated space for both a fridge and washing machine. A useful pantry storage cupboard provides additional practicality, whilst the tiled finishes offer ease of maintenance. The kitchen also benefits from an internal door leading directly into the garage, providing convenient access and further storage options.

To the first floor are three well-proportioned bedrooms, comprising two comfortable double bedrooms and a third room which would make an excellent single bedroom, nursery, dressing room or home study. The family bathroom is fitted with a walk-in shower, WC, hand wash basin and towel radiator, complemented by tiled finishes for a clean and practical design.

One of the standout features of this property is the impressive rear garden. Beautifully maintained and generous in length, the garden begins with an initial patio seating area ideal for outdoor dining and summer entertaining, before extending onto a substantial lawn surrounded by an attractive selection of mature flowers, shrubs and trees. There is ample space for keen gardeners, children's play areas or simply enjoying the outdoors. In addition to this, there are two greenhouses and a garden shed. To the front of the property is a well-kept garden along with a driveway providing off-road parking and access to the garage.

Rolleston-on-Dove remains one of the area's most desirable villages, renowned for its charming community feel, excellent schooling and abundance of local amenities including shops, pubs, cafes and scenic countryside walks. The village also offers excellent transport links and easy access to Burton upon Trent and surrounding road networks, making it perfectly positioned for commuters whilst still enjoying the benefits of village living.

Agents note: The property is not registered with the Land Registry and will require a first registration on sale, for which most solicitors will make an additional charge.

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 C

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/15052026

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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