Brookside Court

Brookside, Rolleston-on-Dove, Burton-on-Trent, DE13 9BD

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Guide Price £475,000

A superbly refurbished period barn conversion, effortlessly combining the original charm and character with a high-end contemporary fit out and enjoying a south facing aspect. The property is tucked away in a very quiet position with ample parking, separate garage and the benefits of Rolleston-on-Dove village location.

<u>Key features</u>

- SIEMATIC kitchen & appliances
- Engineered oak floors
- Timber braced doors
- Exposed brickwork & timbers
- Hard wired Wi-Fi to every room
- Integrated Hi-Fi speakers inside & outside
- Two high end shower rooms
- South facing courtyard garden
- EV charger
- 5-amp lamp sockets & high end LED downlights throughout

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This beautifully renovated property was taken back to its bare brickwork, with all new wiring and plumbing installed, and modernised throughout to ensure it is fully future-proofed. Accommodation has a recessed porch with storage cupboard to the front and glazed door giving access to the attractive reception hall, which has a media cupboard fitted with hard wired Wi-Fi and Hi-Fi music points, engineered oak flooring with lovely, exposed brick wall, stairs to first floor with wrought iron balustrade, and feature central heating radiator. There is a tiled cloakroom with vanity wash hand basin, integrated WC, tiled flooring and illuminated mirror. To the left is the attractive sitting room, which again has engineered oak flooring, exposed natural beams and a cast iron central heating radiator. There is a utility cupboard with wall mounted gas boiler and plumbing for washing machine.

The fabulous contemporary kitchen/dining room is fitted with a SIEMATIC fully integrated range of base units, drawers and wall cupboards. There is a large peninsula style island surmounted by Corian worktops, including waterfall end panel, and a deep inset sink with Quooker instant boiling water tap with filtered cold and sparkling water features, rise and fall inset power points and a full set of Siemens integrated appliances comprising downdraft induction hob, studio line oven suite comprising microwave, combination oven and grill, fan oven and grill, and two slow cookers. There is a full-sized larder fridge and full size larder freezer, together with dishwasher, mirrored splashbacks, ceiling mounted Hi-Fi speakers, tiled flooring, built-in corner upholstered bench and dining table, feature central heating radiator, exposed timbers, and French doors leading to the south facing courtyard garden, together with switched five-amp lamp points.

The first floor landing has an engineered oak floor, which continues in all bedrooms, featured exposed brick wall with wrought iron balustrade, and loft access. The master bedroom features exposed purlins and roof truss, together with a walk-in wardrobe area, and comes with an en suite having fully tiled walls and floor, level access walk-in shower with glazed screen and rain head, vanity wash hand basin, integrated WC, heated towel rail and illuminated mirror. Double bedroom two has an extensive range of fitted wardrobes and storage, together with exposed purlins. There is a further single bedroom three or ideal home office. These are served by an attractive, well equipped shower room which has fully tiled walls and floor, together with a walk-in shower having glazed screen and rain head, vanity wash hand basin, WC and illuminated mirror.

The property enjoys a pleasant setting within Brookside Court which is accessed off Brookside itself, with a larger than average sized single garage having insulation, multiple sockets and strip lights, plus forecourt parking. There is also further brick paved parking to the front of the property and an ornamental garden and terrace. A gate leads through the wall to a lovely south facing courtyard garden, which has exterior speakers, together with block paved patio and raised borders. The property has a Ring doorbell fitted and additional wiring for add on CCTV if required.

Agents notes: The property is Grade II listed. The property is located within a low-risk flood zone; however, it is known that Brookside will seasonally flood, which may at times restrict access. The vendor has a mortgage on the property and normal commercial rate insurance.
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Property construction: Traditional. **Parking**: Parking space by the house & parking space in front of garage.
Electricity supply: Mains. **Water supply**: Mains. **Sewerage**: Mains. **Heating**: Gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: Full fibre - 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/29092025

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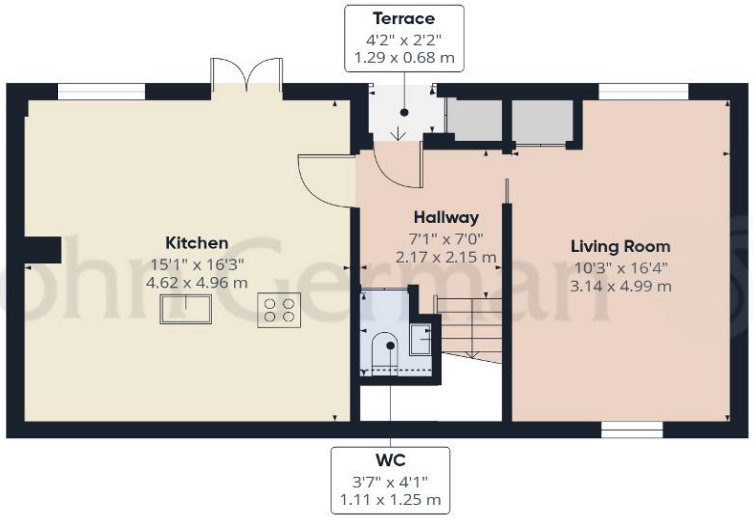
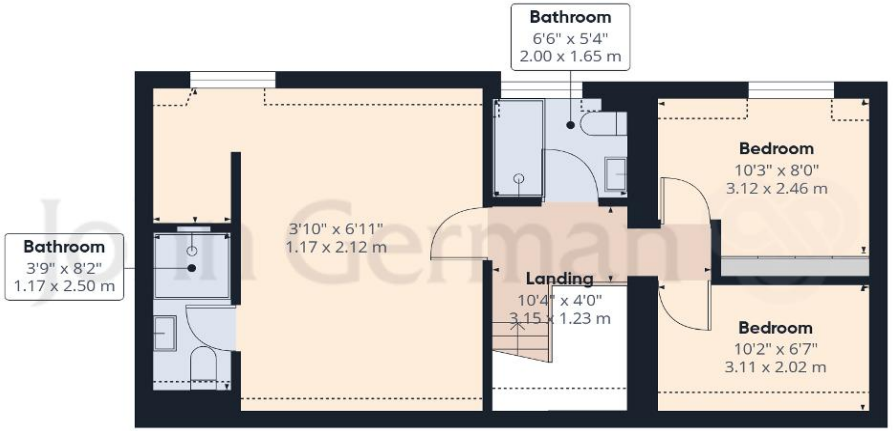


Ground Floor Building 1



Floor 1 Building 1

Ground Floor Building 2

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Approximate total area(1)

1146 ft²

106.5 m²

Balconies and terraces

10 ft²

0.9 m²

Reduced headroom

38 ft²

3.5 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

The property information provided by John German Estate Agents Ltd 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, particularly if contemplating travelling some distance to view the property. 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.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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