

Twentylands

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

John German





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£465,000

This stunning village home is perfect for a family, set in a lovely cul-de-sac and beautifully styled throughout. Accommodation includes a spacious kitchen/diner, living/dining room with log burner opening out to gardens, four generous bedrooms, two ensuites, family bathroom, landscaped gardens and a large four car driveway. The property also possesses green credentials with a modern solar panel system with battery pack.



Set in the pretty village of Rolleston-on-Dove is this impressive home, significantly improved by the current owners, offering a stunning property ideal for a family or multi-generational living. The village has two popular pubs, primary school, village shop and butchers, together with nature walks and excellent transport links. The home is also energy efficient, with the significant benefit of a 6000Kwh per annum Solar Panel system with a 9.5Kwh battery, producing approx 5450Kwh's (nov24-nov25) commissioned 30Apr 2024.

This handsome home is set behind a large, gravelled drive with sleepers creating planting beds. An oak canopy porch opens into an impressively welcoming hall with handmade antique effect fitted cupboards providing plenty of storage, with tiled steps and floor, and doors leading off. The kitchen/diner is well appointed with a range of cupboards, built-in oven and hob, and spaces for further appliances. There is also space for a breakfast/dining table, making this ideal for family gatherings and entertaining. The living/dining room is a superb space across the rear width of the house, with doors opening out to the garden and a log burner as the centre piece. Completing the ground floor is the guest WC.

The half landing has a door off to a double bedroom with views to front, and an ensuite shower room, making this ideal for a teenager or elderly relative. Stairs continue from the half landing to the first floor where there are three further bedrooms, all generously sized, including a superb master complete with a spacious dressing area and a luxurious ensuite bathroom. Bedrooms two and three share a well-presented shower room.

The rear garden has been landscaped to include a paved terrace with an ornamental pond, shaped lawns, well-established borders, gated side access and a large shed 3.00mx2.4m with 2.4m headroom ideal for extra storage or workshop. There is also additional storage along the far side of the house approx 1.00m x 7.60m. The garage would be ideal for extra storage, motorbikes or a workshop/hobby space.

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

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas
(Purchasers are advised to satisfy themselves as to their suitability).

Broadband and 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 D

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

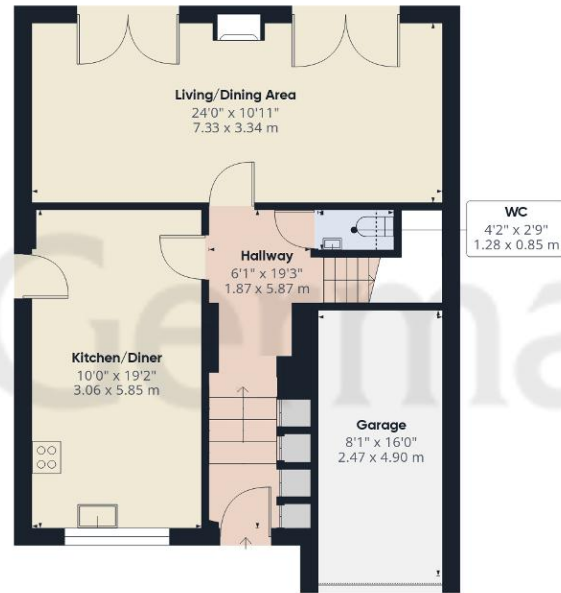
Our Ref: JGA/14112025

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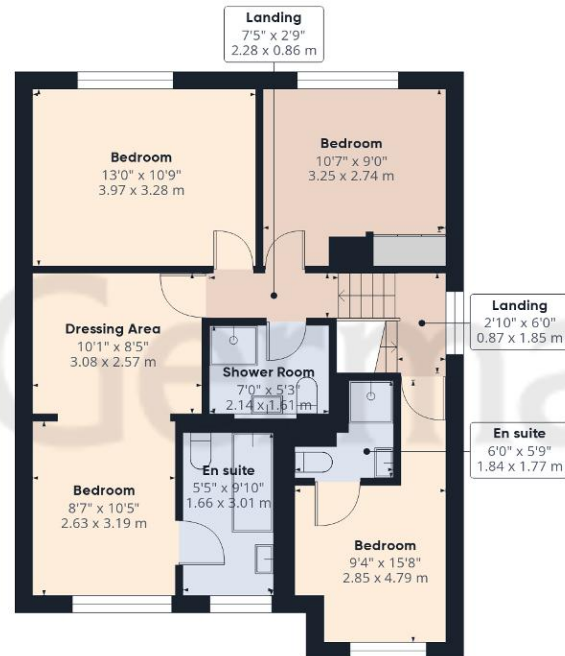
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1448 ft²

134.3 m²

Reduced headroom

2 ft²

0.2 m²

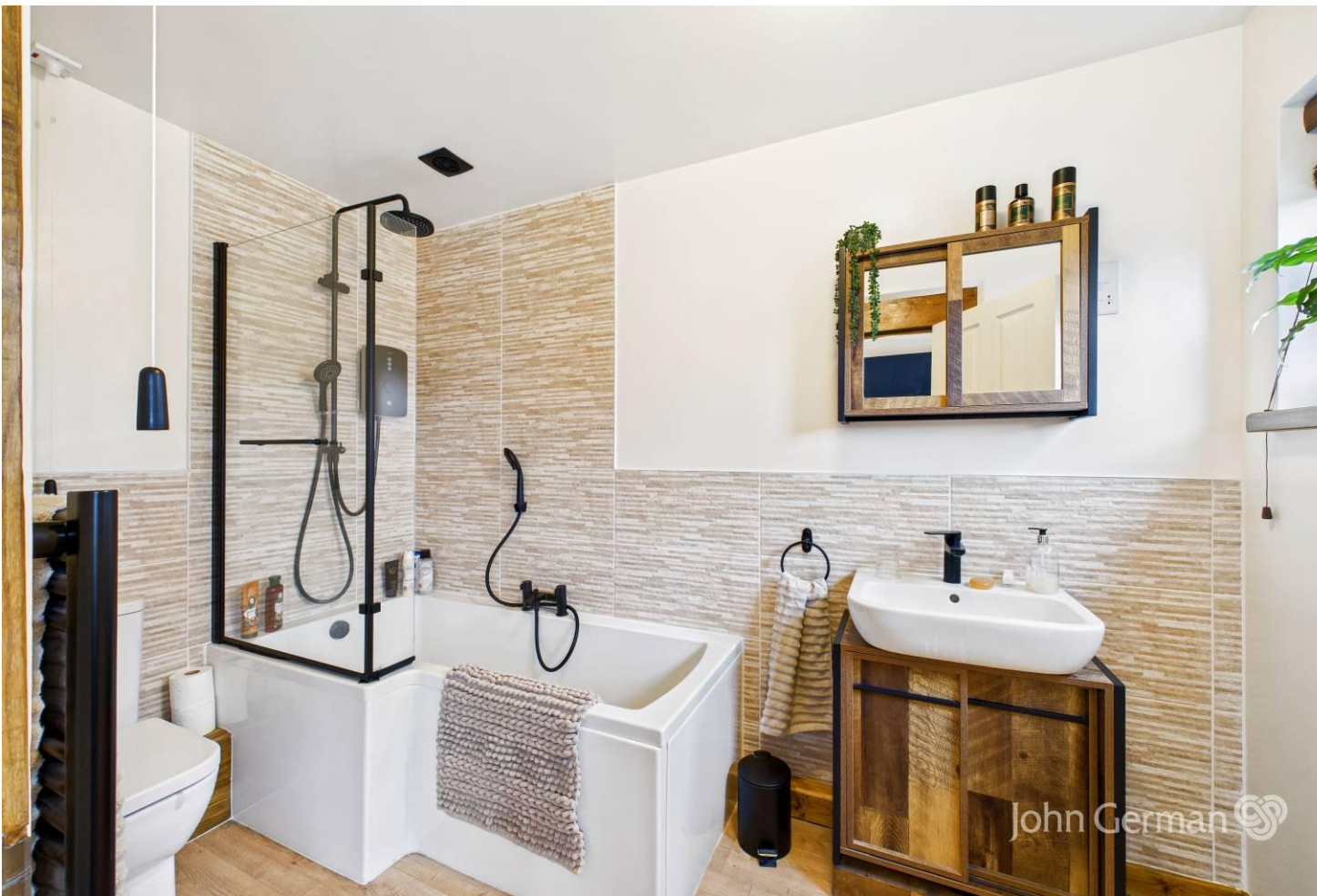
(1) Excluding balconies and terraces

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.

GIRAFFE360



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.

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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.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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