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SALES & LETTINGS

Brookside, Rolleston-On-Dove, DE13 9BD

Asking Price £240,000



https://www.abodemidlands.co.uk







OFFERED FOR SALE WITH NO UPWARD CHAIN

No Upward Chain Positioned within the heart of Rolleston-on-Dove, this well-presented three-bedroom cottage offers a spacious and characterful layout together with a private rear garden. The property combines traditional cottage features including exposed ceiling beams with practical modern living, benefitting from a generous living room, an open-plan kitchen diner with French doors onto the garden, three bedrooms and a contemporary shower room with under floor heating. Brookside is ideally placed for access to the village amenities, schooling, countryside walks and transport links, making this a superb opportunity for buyers seeking a home within one of the area's most desirable village locations.

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Accommodation

No Upward Chain - The accommodation begins via the front entrance door leading into a welcoming entrance hallway with tiled flooring, exposed ceiling beams, staircase rising to the first floor and doors leading through to the living room, kitchen and downstairs WC. The living room is a particularly impressive reception space featuring exposed beams, a large bay-fronted window and a central fireplace creating an attractive focal point to the room, whilst offering ample space for a range of living furniture. The kitchen is fitted with a selection of matching wall and base units with preparation work surfaces over, integrated oven with gas hob and extractor, sink with drainer, recessed spotlighting and tiled flooring. The kitchen opens through into a dining area positioned to the rear elevation with double glazed French doors leading out onto the garden, creating a bright and sociable entertaining space. The ground floor is further complemented by a downstairs WC.

To the first floor the landing gives access to three bedrooms together with the shower room. The master bedroom is a particularly generous double room featuring fitted wardrobes and views to the front. Bedroom two is also a well-proportioned double room, whilst bedroom three offers versatility for use as a nursery, dressing room or home office if required. The shower room is fitted with a contemporary suite incorporating a walk-in shower, low-level WC, wash hand basin with vanity storage, tiled walls and a heated towel rail and under floor heating.



Externally the property enjoys a private enclosed rear garden having been landscaped to provide a patio seating area together with a shaped lawn and well-stocked borders, all enclosed by timber fencing making it ideal for both entertaining and day-to-day enjoyment.

Rolleston-on-Dove remains one of Staffordshire's most desirable villages, offering a range of local amenities including shops, cafés, pubs, schooling and excellent transport links into Burton-on-Trent, Lichfield and Derby, together with easy access onto the A38 linking further commuter routes.




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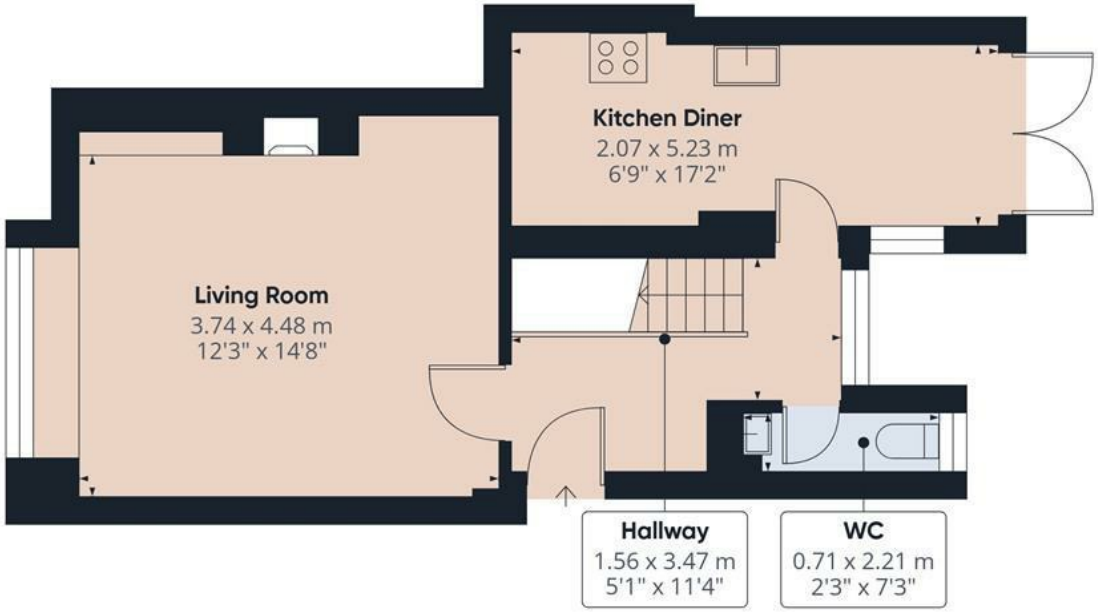

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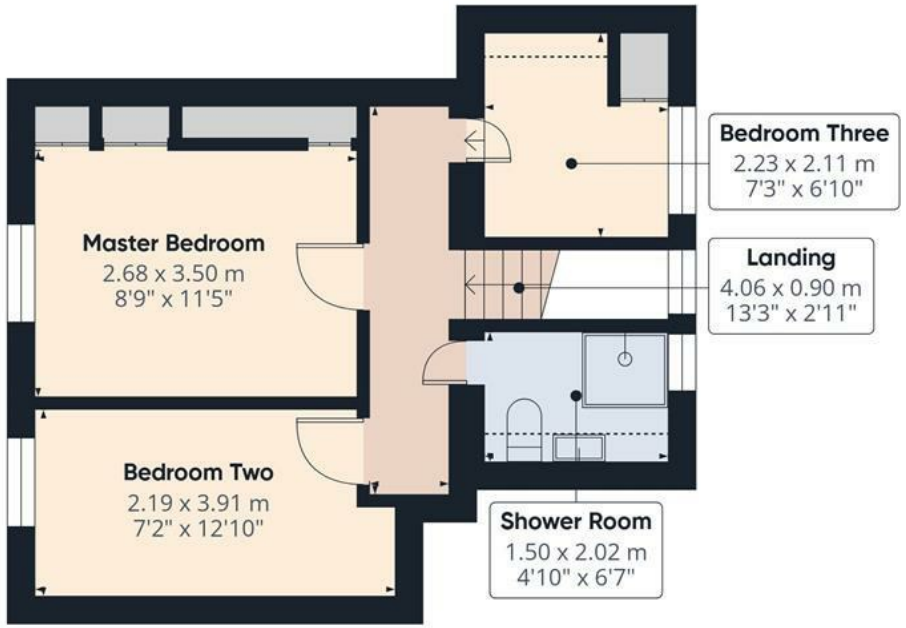








Floor 0



Floor 1



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Approximate total area(1)

69 m²

742 ft²

Reduced headroom

1 m²

10 ft²

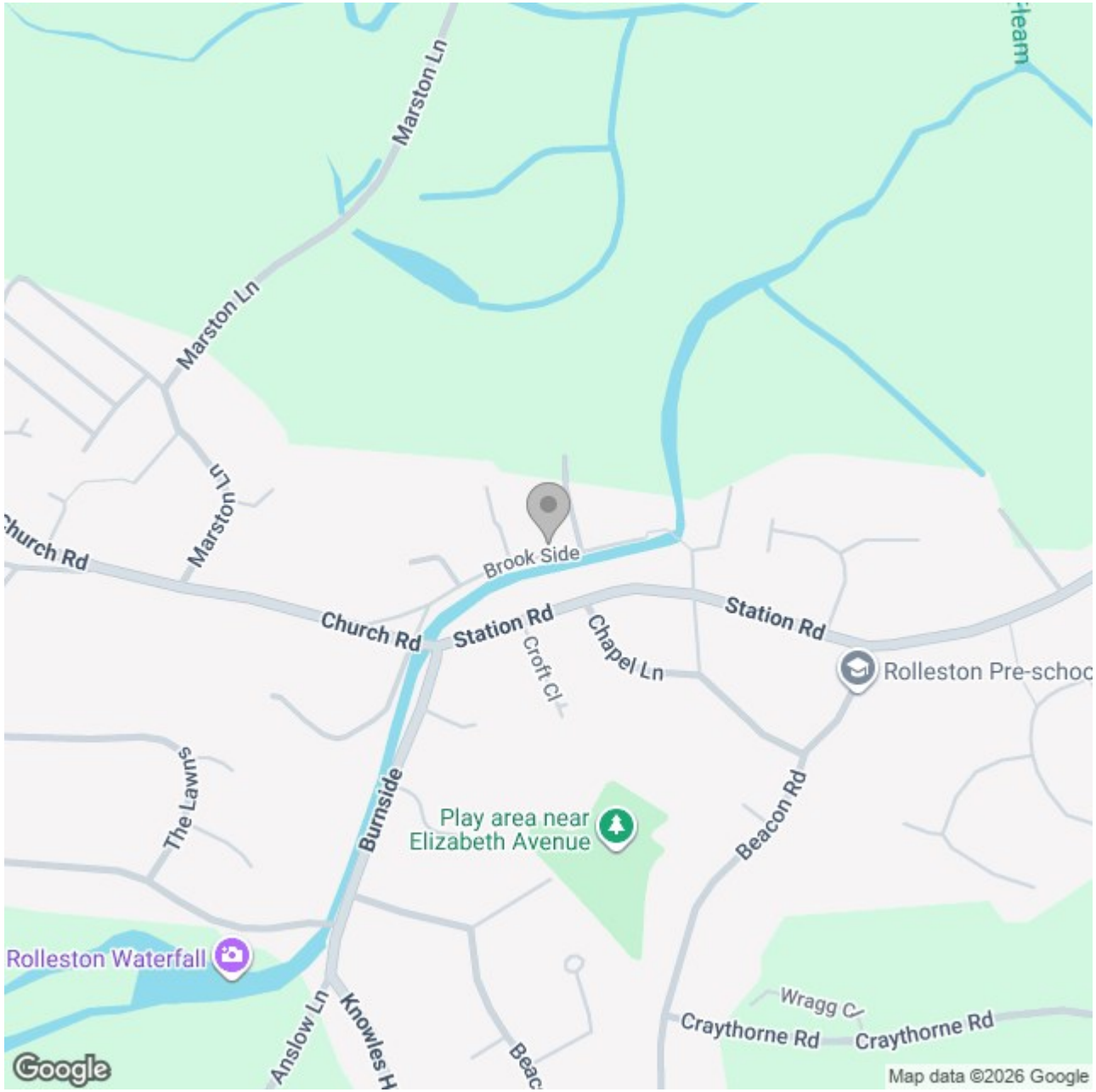
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.