

Rolleston Road
Burton-on-Trent, DE13 0JZ

John German



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Guide Price £320,000

Situated on the highly sought-after Rolleston Road in Burton upon Trent, this well-presented two-bedroom detached bungalow offers generous living accommodation extending to approximately 1,077 sq ft (100.2 m²) and sits on an impressively sized plot, making it an excellent opportunity for buyers seeking space, privacy and single-storey living.



Upon entering the property, you are welcomed by a handy entrance porch, perfect for coats and shoes, which leads through to a spacious central hallway that provides access to all principal rooms. The home boasts two well-proportioned double bedrooms, both comfortably accommodating double beds along with additional bedroom furniture, making them ideal for couples, guests, or those needing flexible space for a home office. The family bathroom is thoughtfully arranged and comprises a bath with shower over, WC, and hand wash basin, complemented by fitted storage for added practicality. The cosy living room offers a warm and inviting space to relax and unwind, while sliding doors provide a seamless connection into the sunroom, allowing natural light to flow throughout the home. The modern kitchen diner is well equipped and designed with both functionality and social living in mind. It features ample wall and base units, deep storage drawers, an eye-level double oven, induction hob with extractor fan, and a double sink positioned beneath a window. Stylish tiled splashbacks complete the look, while there is space for an American-style fridge freezer. Along the adjacent wall of units sits a breakfast bar positioned beneath a window, providing a lovely informal dining spot while enjoying pleasant views across the garden. Leading from the kitchen is a useful utility room, perfectly suited for a washing machine and tumble dryer. This space also houses the boiler and benefits from a radiator, helping to assist with laundry drying during colder months. Another door from the kitchen opens into the generous sunroom, a beautifully maintained and versatile space that offers a peaceful setting to relax, entertain, or simply watch the seasons change in the surrounding garden. With its bright and tranquil atmosphere, it serves as a wonderful extension of the living space, and it is also easily accessed from the living room via the sliding doors.

Externally, the property continues to impress. To the front of the home, a substantial driveway provides off-road parking for several vehicles, while the frontage is screened by a brick wall, allowing the property to sit pleasantly set back from the road, offering both privacy and curb appeal. The true selling point of this home is the exceptional rear plot. The garden features a large brick-paved patio area, perfect for outdoor seating and entertaining, which leads onto an extensive lawned garden. The boundaries are lined with fencing and mature, dense hedging, creating a high degree of privacy and a peaceful outdoor environment. Further enhancing the property is a large detached garage with electrics, providing excellent storage, workshop potential, or future vehicle use. While there was previously vehicular access to the garage, this has been temporarily closed off by the current owners as it was not required, though it could potentially be reinstated if desired. Due to the generous size of both the plot and the existing property, the bungalow also presents excellent potential for future development, with scope to extend both upwards and outwards (subject to the necessary planning permissions), offering buyers the opportunity to further enhance and personalise the home.

The location is equally appealing, with a range of local amenities, shops, and everyday conveniences nearby, as well as well-regarded local schools and good transport links, making it a practical choice for a variety of buyers. The property also benefits from convenient access to Burton town centre and surrounding countryside, providing the perfect balance of town and semi-rural living.

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/>

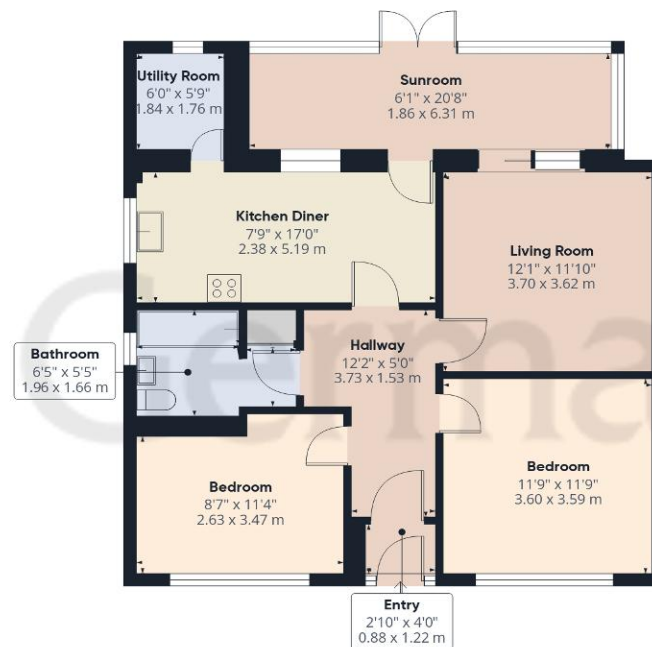
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band D

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

Our Ref: JGA/12032026

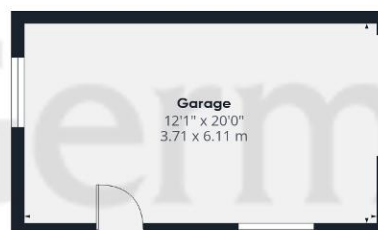






Ground Floor Building 1

Approximate total area⁽¹⁾
1077 ft²
100.2 m²



Ground Floor Building 2

(1) Excluding balconies and terraces

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

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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.

Referral Fees

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.

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		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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