



Meadow View
Rolleston-on-Dove BURTON-ON-TRENT

burchell
edwards

Meadow View Rolleston-on-Dove BURTON-ON-TRENT DE13 9AN

for sale
£425,000



Property Description

Burchell Edwards are delighted to bring to market this exceptionally well-finished and sizeable four bedroom detached family home, situated on a desirable private road in the sought after village of Rolleston-On-Dove. The property welcomes you with an extensive driveway providing off-road parking for multiple vehicles as well as a beautifully landscaped front lawn, pushing the property away from the road for enhanced privacy. Internally, the property has been finished to an exquisite standard throughout and offers a ground floor consisting of: a spacious lounge/diner, a wonderful kitchen providing plenty of storage, an additional W/C for ease of access along with the property's additional reception room which could be utilised in a multitude of ways. On the first floor of the property you are greeted to a carpeted landing providing access to the property's loft space as well as 3 great sized, double bedrooms, a small double bedroom along with the property's main bathroom which has been finished to a modern standard. Externally, the rear garden provides a truly peaceful setting which can be thoroughly enjoyed in the warmer months. With various patio slabbed seating areas/ and a generous sized lawn patch, the garden presents a perfect relaxation area. Viewing of this breath taking property is essential!

Entrance Hallway

Tiled flooring, pendant light, central heating radiator.

Downstairs W/C

Tiled flooring, window to side elevation, pendant light, central heating radiator, hand wash basin, low level flush W/C.

Lounge/Diner

Tiled flooring, window to front elevation, doors leading to rear garden, pendant light x2, central heating radiator x2.

Kitchen

Tiled flooring, door leading to rear garden,

window to rear elevation, central heating radiator, pendant light, plumbing for washer, resin sink & drainer, integrated oven & hobs, cupboards over counters

Family Room

Wooden flooring, window to front elevation, pendant light, central heating radiator, integrated storage cupboard.

Landing

Carpet flooring, pendant light, window to side elevation, loft access, central heating radiator, storage cupboard.

Bedroom One

Carpet flooring, central heating radiator, pendant light, window to front elevation x2, built in double wardrobe.

Bedroom Two

Wooden flooring, central heating radiator, pendant light, window to front elevation x2, built in double wardrobe.

Bedroom Three

Wooden flooring, central heating radiator, pendant light, window to rear elevation.

Bedroom Four

Wooden flooring, central heating radiator, pendant light, window to rear elevation.

Family Bathroom

Tiled flooring, floor to ceiling wall tiles, window to rear elevation, pendant light, low level flush W/C, hand wash basin, central heating radiator, shower over bath.

Front Garden

Tarmac driveway providing off road parking for multiple vehicles, laid to lawn front garden.

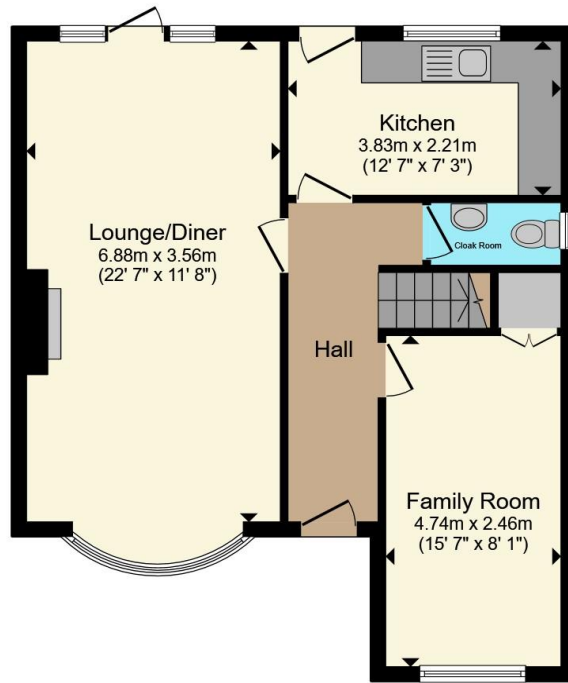
Rear Garden

Enclosed rear garden, high level of privacy, gate leading to front, multiple patio seating areas, large lawn area, bark play area.

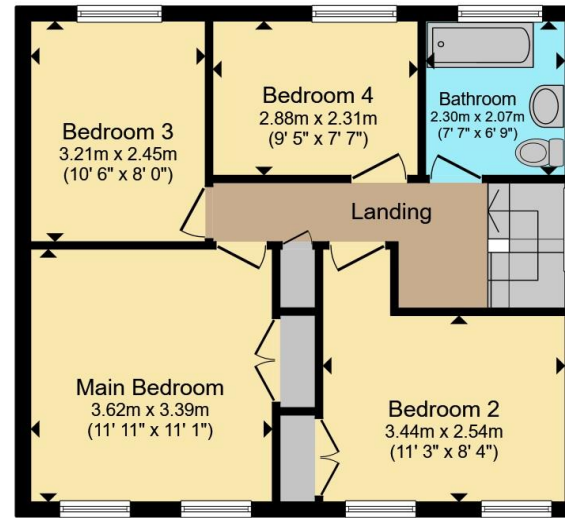








Ground Floor



First Floor

Total floor area 109.3 m² (1,176 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Burchell Edwards on

T 01283 530 169
E burton@burchelledwards.co.uk

Britannia House Station Street
 BURTON-ON-TRENT DE14 1AN

EPC Rating: D Council Tax
 Band: E

Tenure: Freehold

check out more properties at burchelledwards.co.uk



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BUT211428 - 0004