

# Chapel Lane

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

John German





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£625,000



This totally charming village cottage is brimming with character offering a spacious home with the flexibility of five bedrooms, ensuite to master, bathroom, lovely reception hall, dining room, a substantial beamed living room with open fire, breakfast kitchen, utility, gated drive and double garage.

Set in the pretty village of Rolleston on Dove and surrounded by other beautiful character homes is Rose Cottage, a very charming character cottage offering a period home with plenty of space including five bedrooms, two reception rooms, a kitchen/diner, utility, gated drive and a detached double garage.

Rolleston-on-Dove is a pretty village offering wonderful nature trails and walks to explore. The property is handily situated for all the village has to offer, including a village store and Post Office, popular pubs in The Spread Eagle and The Jinnie, the church and primary school - making this a fantastic all round home and location. It is well placed for the nearby A38 and A50 linking Birmingham, Nottingham, Lichfield, Stoke on Trent and Derby.

The storm porch opens into a light, spacious and welcoming reception hall where stairs rises off to the first floor and doors lead off to the ground floor accommodation including a good size guest WC/cloaks.

To the left is a generously sized dining room, perfect for families and entertaining having a fireplace and enjoying views to the front and rear. It also offers the potential to be used as a sitting/family room.

The highlight of the house is a substantial, light and airy living room that has plenty of space with beams and an open fire adding a cosy character feel together with windows framing views to front and side, this really is a great room to relax and unwind in.

The kitchen/diner is well appointed and fitted with a range of units alongside an integrated oven and hob and space for a dining/breakfast table. The utility room leads off having separate space for a washing machine.

To the first floor, a light landing had doors leading off to five bedrooms, ideal for those needing that extra bedroom or a home office. The master is a superb dual aspect bedroom with fitted storage and the luxury of its own ensuite shower room.

Bedroom two is a large double with fitted wardrobes, bedrooms three and four also double sized rooms while bedroom five is a single room, or ideal study. The family bathroom is fitted with a modern suite with that has a bath with shower over and screen.

Outside - There are two gardens - off the kitchen is a lovely good size walled courtyard style garden with character outdoor space while to the side is an established lawned garden with mature borders, a cherry tree plus a a useful outhouse. A four bar gate opens to the drive offering ample parking and there is a good size garage with an electric up and over door plus door to the side.

**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. The property is not registered with Land Registry and will require a first registration on sale, for which most solicitors will make an additional charge.

The cottage is situated in Rolleston on Dove's Conservation Area.

**Property construction:** Standard

**Parking:** Gated drive and garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** 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 G

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/16042026

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.

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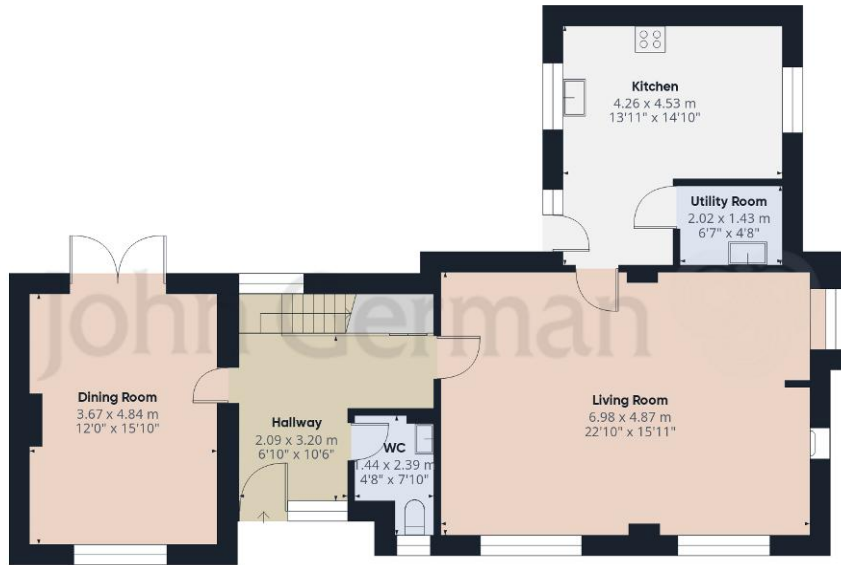




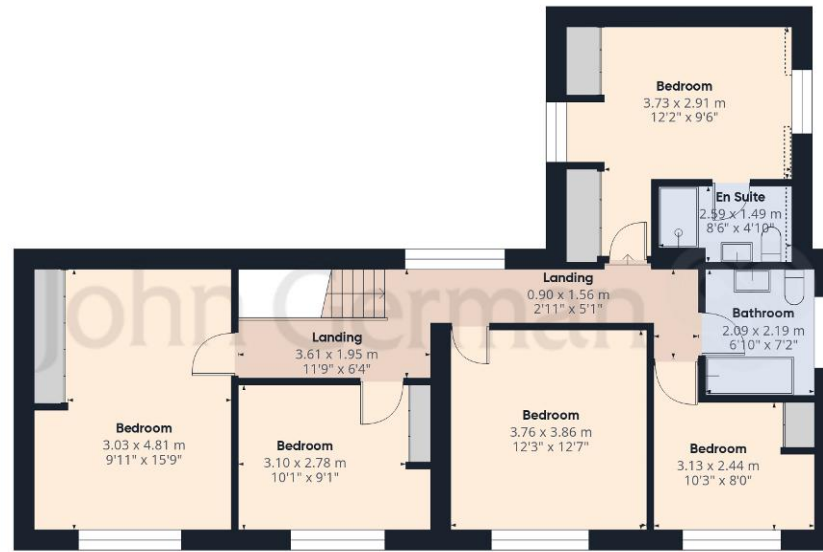




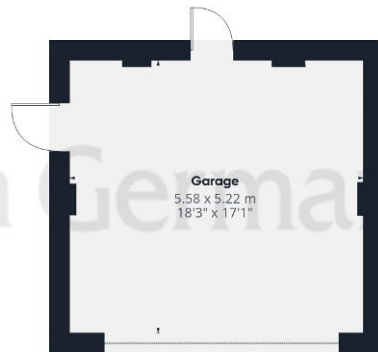




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**

199.1 m<sup>2</sup>  
2143 ft<sup>2</sup>

**Reduced headroom**

0.4 m<sup>2</sup>  
4 ft<sup>2</sup>

(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.

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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.

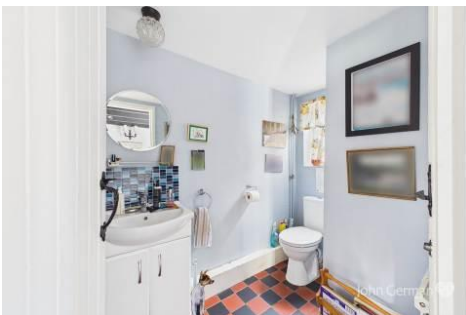
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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