Walford Road

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







Offered for sale with NO ONWARD CHAIN is this semi-detached family home in the sought-after village of Rolleston on Dove. Presenting as a fantastic opportunity for those looking to modernise and create their very own family home.

£245,000



Nestled in the heart of Rolleston-on-Dove, this semi-detached family home is just a short walk from local shops, pubs, sports clubs, and community facilities catering to all ages. Well-regarded schools are nearby, and excellent rail links from Burton and Tutbury connect to London and beyond. The Peak District, National Forest, and other major attractions are also within easy reach.

The home is approached from the road and enjoys a driveway to the side of the property which leads all the way to the detached garage, providing plenty of off-road parking. The garage can be accessed by either up and over doors to the front or an external side door, from the garden. There is a separate outhouse to the back of the garage, which is mainly used for storage.

As you enter the home, you are greeted by a sizeable hallway, which has stairs leading to the first-floor landing and gives access to the main living space and downstairs w/c. The ground floor has been extended to both front and rear and is a fantastic space to relax or entertain. The living room features a fireplace and sliding doors which lead out to the rear garden.

Sat adjacent to the living room is the fitted kitchen. The kitchen features matching wall and base units with worktops over, eye level oven, four ring gas hob with cooker hood above, built-in fridge and freezer, plumbing for washing machine, sink and drainer and an external door leading to the driveway to the side of the home.

To the first-floor landing, this property boasts three generous sized bedrooms, two of which could comfortably fit a double bed. The master bedroom and second bedroom have built in sliding wardrobes. All the bedrooms share a shower room which features a shower enclosure, wash hand basin and w/c.

The rear garden is a true delight. Not particularly overlooked by neighbouring properties, enclosed to the perimeter by wooden fencing. The garden has a patio space for outdoor fumiture alongside a further lawned area with mature shrubs and planted borders.

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.

 $\textbf{Property construction:} \ \textbf{Standard}$

Parking: Drive & garage
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas

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

Broadband 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 C

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

Our Ref: JGA/15052025

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Agents' Notes
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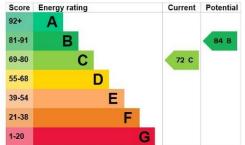
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