

Dovecliff Road

Rolleston-On-Dove, Burton-on-Trent, DE13 9AU

John
German





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£645,000

A highly impressive individually constructed family residence occupying a wonderful position on the village fringe with southerly rear aspect, spacious driveway with electric gates, and offered with no upward chain.



Old Orchard House was commissioned and built by the present vendor to an impressive spacious design and has been equipped to an excellent standard with three Creative Interiors bathrooms, quality Sliderobes to the bedrooms, Italian marble flooring, high quality fitted kitchen with granite worktops and a superb hardwood conservatory/orangery to the rear.

The setting is superb, enter through the electronically operated gates to a spacious driveway providing ample turning space and access to the garage. There is an attractive rear garden which enjoys a most enviable southerly aspect over neighbouring charity land whilst the front aspect overlooks the local cricket ground.

Rolleston-on-Dove is a most pleasant and historic village with an excellent range of local amenities together with good access to the A38 and A50 for commuting.

Accommodation - A rustic style porch with oak posts and hardwood entrance door leads into the reception hall with Italian marble tiled floor, fitted cloakroom WC and internal door to the garage together with stairs off having attractive balustrade.

Glazed double doors open to the spacious family dining living kitchen again having Italian marble flooring and fitted to a high standard with an extensive range of base and wall units including an island unit and peninsula breakfast bar all surmounted by granite worktops with an inset stainless steel sink and drainer with monobloc chrome mixer tap and granite upstands and window sill. There is a further circular stainless steel sink and mixer tap to the island unit together with an inset stainless steel Britannia multi fuel range cooker with matching splash back and contemporary extractor hood over plus an integrated combi microwave oven and dishwasher plus space for a large American style fridge freezer. LED ceiling lights provide excellent illumination throughout, a window and bi-fold French doors open to the conservatory/orangery. Off the kitchen is a lobby with a range of built-in cupboards and split stable style door to the side plus a further door into the utility room which again has excellent fitted units, granite worktop and upstands with stainless steel sink, marble flooring, plumbing for automatic washing machine and Worcester gas fired combi boiler for domestic hot water and central heating.

From the living part of the kitchen bi-fold doors open into the stunning hardwood conservatory/orangery retaining the same Italian marble flooring and providing a spacious dining and sitting option with fitted blinds and French doors to the garden.

Off the hall is the attractive and spacious lounge which has an Inglenook style fireplace with brick chimney piece, open hearth and beam over, polished marble flooring, window to front and French doors in turn opening to the conservatory/orangery.

The first floor landing has a balustrade, window to the front and stairs off to the second floor. The master bedroom is light and spacious with full length fitted Sliderobes and a luxurious fitted en suite bathroom by Creative Interiors featuring a slipper bath, quadrant shower and vanity wash hand basin with quality style tiled surrounds.

There are two further excellent double bedrooms on this floor each with fitted Sliderobes served by a superb family bathroom again by Creative Interiors with a P-shaped bath with shower over and glazed screen, twin wash hand basins to a vanity unit with mirror over, shaver points and LED lighting together with integrated WC, tiled floor and heated towel rail.

Furthermore, there is an excellent home study fitted out by Hammonds with oak floor, excellent storage with concealed TV points, two fitted desk with drawers and shelves and vanity wash hand basin making an ideal work from home space.

Ascend the stairs to the second floor which has a spacious landing with balustrade to match and window to front serving two further attractive double bedrooms served by a contemporary shower again by Creative Interiors being fully tiled with walk-in shower, integrated WC and vanity wash hand basin.

There is also ample eaves storage together with an excellent loft room providing accessible additional storage.

The property is screened by a brick wall and planting with railings and mature shrubbery whilst the electronic gates give access to a spacious Heritage block paved driveway which provides turning and manoeuvring space and access to the excellent double garage equipped with a powered up and over door, light and internal door to the property.

The gardens to the rear enjoy a most pleasant southerly aspect and have been landscaped with great care having a spacious York stone patio and decked patio taking advantage of the setting sun.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability. Broadband services are available.

Note: There is an additional area of garden beyond the fence currently held on a 50 year assignable lease at Zero rent from the Blue Cross Charity from 2006, and this will be assigned to the purchaser at no cost.

Useful Websites: www.environment-agency.co.uk www.eaststaffsbc.gov.uk

Our Ref: JGA/17032021

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







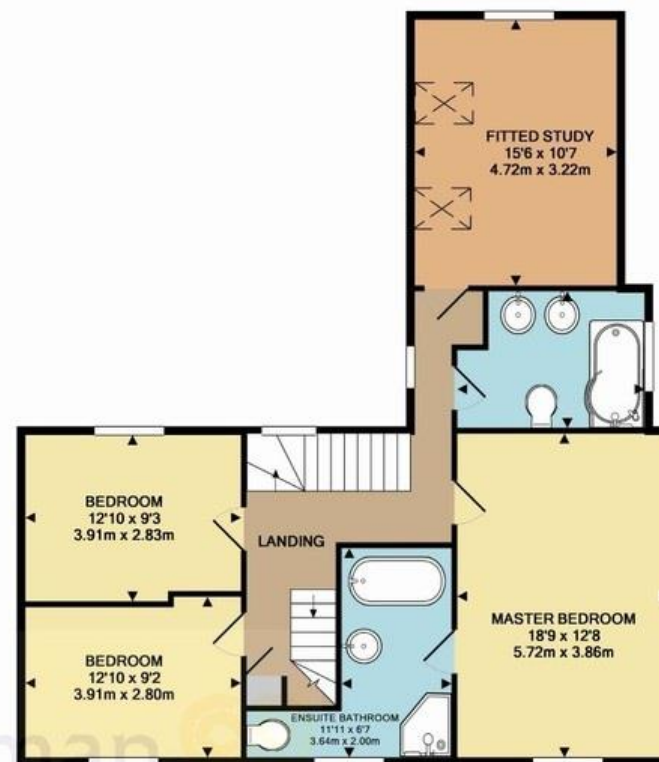




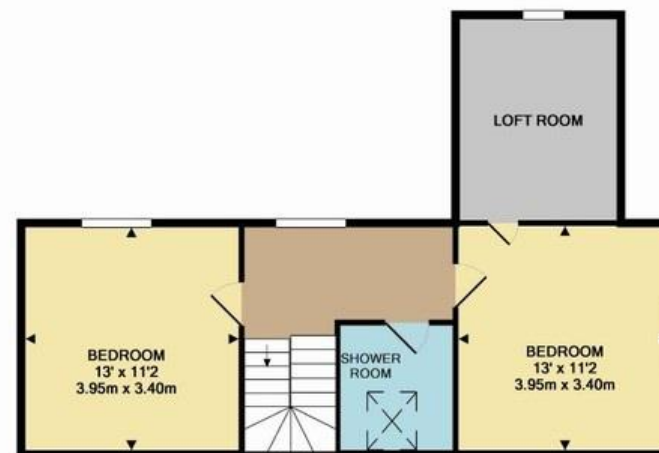


GROUND FLOOR

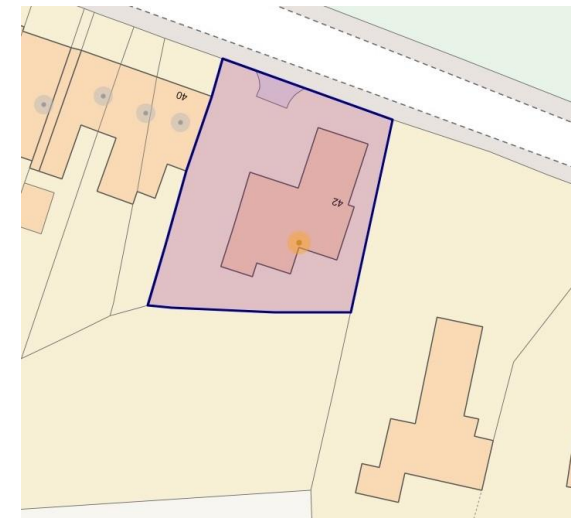
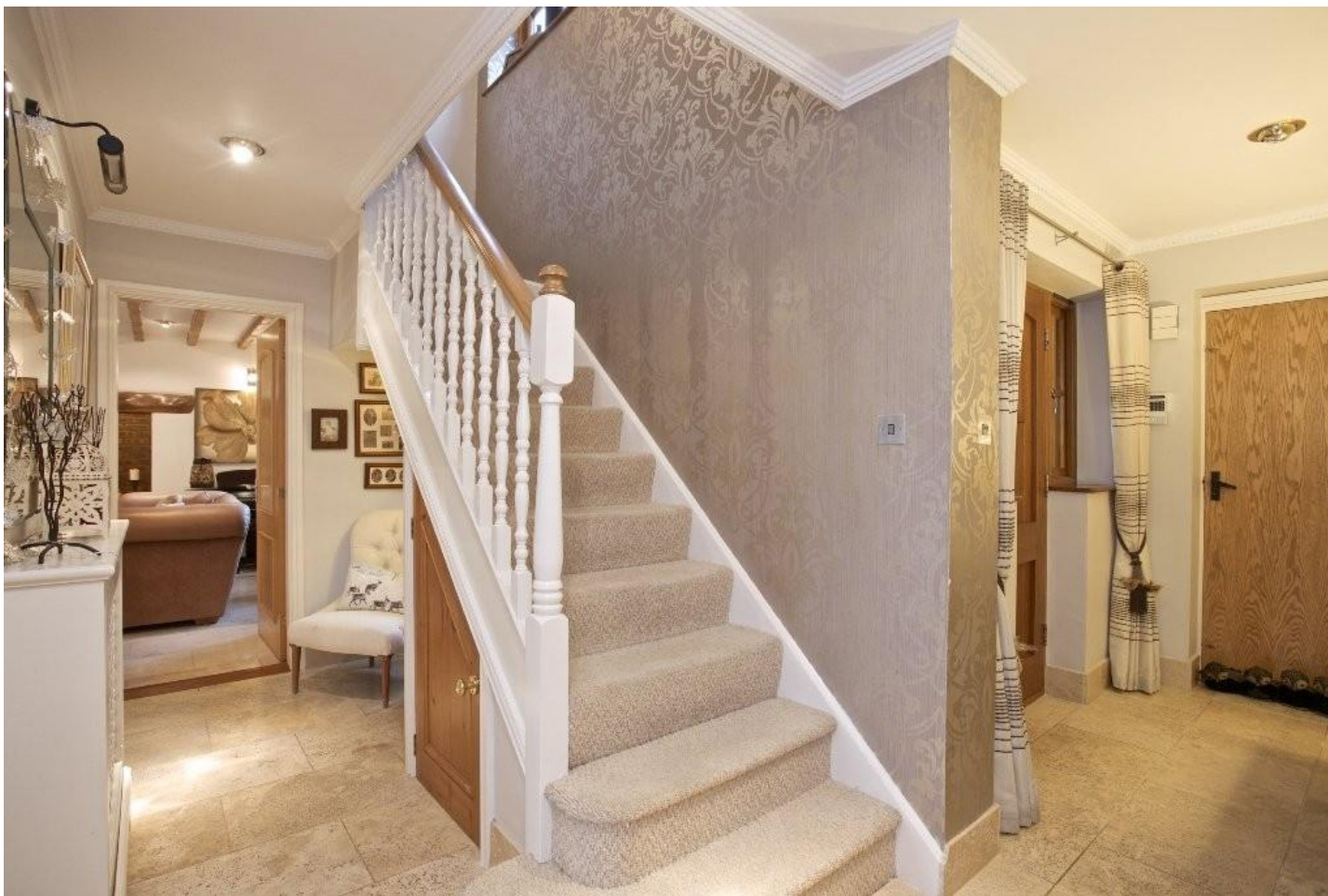
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR



2ND FLOOR



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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