

Garrett Square

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

John
German





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£280,000

A very elegant modern home in the Georgian style offering supremely spacious and versatile accommodation over three storeys with excellent working from home credentials, in a popular village setting.



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.

Front entrance door opens into an attractive reception hallway with decorative vinyl flooring, stairs off with balustrade and fitted cloakroom WC.

Immediately to the front is a reception room which could be used as a dining room or study, with a front facing window whilst to the rear is the fabulous refitted and spacious family dining kitchen. It has an extensive range of base and wall units including peninsular breakfast bar with solid worktops above, inset ceramic sink with chrome mixer tap, and decorative tiled splash backs. Integrated appliances comprise gas hob, oven and hood together with plumbing for a dishwasher and automatic washing machine plus space for a fridge/freezer. There is worktop lighting, tiled floor, and a window and French doors opening directly to the rear garden.

On the first floor landing is an airing cupboard housing the pressurised hot water system and access to an attractive lounge with two windows overlooking the rear garden. Across the landing is the master bedroom with built-in double wardrobes and a stylish refitted en suite shower room that has an attractive vanity wash hand basin with illuminated mirror above, low level WC, tiled corner shower with glazed enclosure, laminate floor and a window to front.

Ascend the stairs to the second floor landing that has a useful built in storage cupboard, loft access and access to three further bedrooms. Two of the bedrooms are double sized rooms and have fitted wardrobes while bedroom four could double up as a study if required. All are served by an attractively fitted family bathroom.

To the front is a foregarden with a low wall, wrought iron railings and gated access to the front door. A side pedestrian path gives gated access to the lovely enclosed rear garden having a paved and decked patio area, shaped lawn with borders and a useful timber garden shed. Adjacent to the house is a drive and single garage with up and over door.

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.

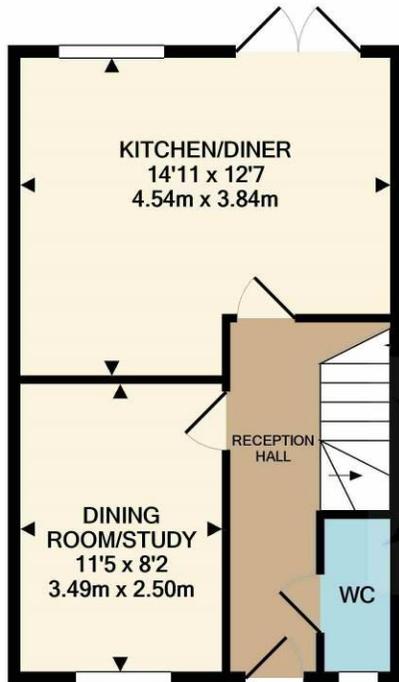
Useful Websites: www.environment-agency.co.uk
www.eaststaffsbc.gov.uk

Our Ref: JGA/31032021

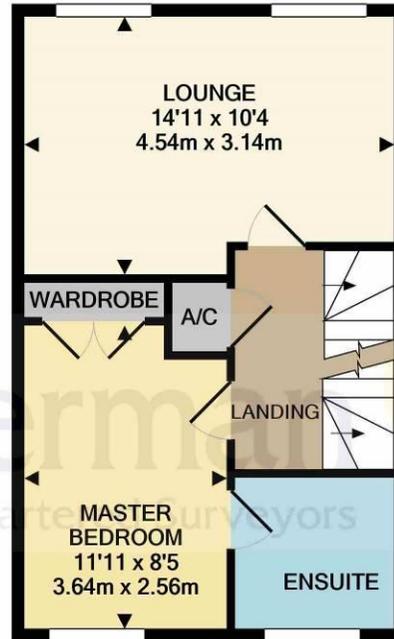
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band D



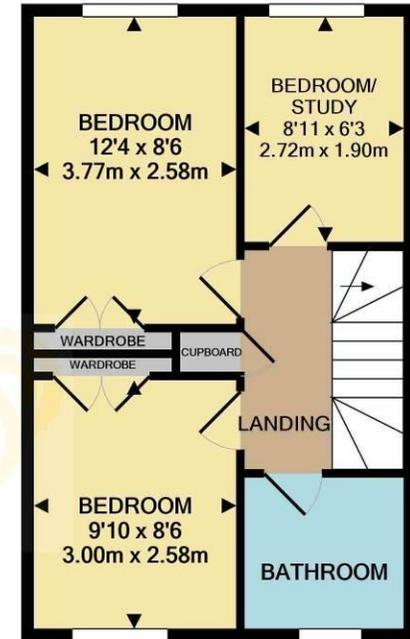




GROUND FLOOR



1ST FLOOR



2ND 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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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 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.

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		89 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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