

Meadow View

Rolleston On Dove, Burton-Upon-Trent, DE13 9AN

John
German





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£395,000

An exceptional detached home located in a highly regarded village boasting an impressive open plan kitchen diner with sitting room off, two reception rooms, four bedrooms and a single garage, driveway and attractive rear garden.



This super home is set in the picturesque village of Rolleston-On-Dove handy for the A38 and A50, with a village primary school and a choice of two pubs, a convenience store and countryside close by. The property boasts a refitted open plan kitchen diner with sitting room off, making this property a perfect choice for modern family life.

The property occupies a delightful cul-de-sac position, with a generous driveway leading to a single garage and a front garden which leads up to the storm porch, with a door into the entrance hall with engineered oak flooring and stairs and doors leading off. The lounge has a continuation of the engineered oak flooring and enjoys views to the front, with the focal point provided by a marble fire surround with a living flame fire. Also off the hall is the separate dining room with a window to the front and has the potential for a variety of uses, such as a family room or study.

Off the hall is a guest WC which has been refitted with a contemporary white suite comprising; vanity wash hand basin, WC and a useful understairs storage cupboard.

Without doubt the feature of this fantastic village home is the open plan kitchen diner, with sitting room off and Karndean flooring throughout. The kitchen area is equipped with a range of cream base and eye level units with roll edge work surfaces and space for appliances. There is ample space for a dining table and a door leads out to the side. There is open plan access into the sitting room, which has French doors opening out to the rear garden.

Stairs rise off the hall to the first floor landing with doors off providing access to four bedrooms, two of which benefit from built in wardrobes, and a family bathroom which is fitted with a white suite comprising; panelled bath with shower over and shower screen, wash hand basin, WC and spotlights.

To the rear there is an attractive garden with a shaped lawn and borders, a vegetable garden and decked seating areas which are ideal for outdoor entertaining or al fresco dining.

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.

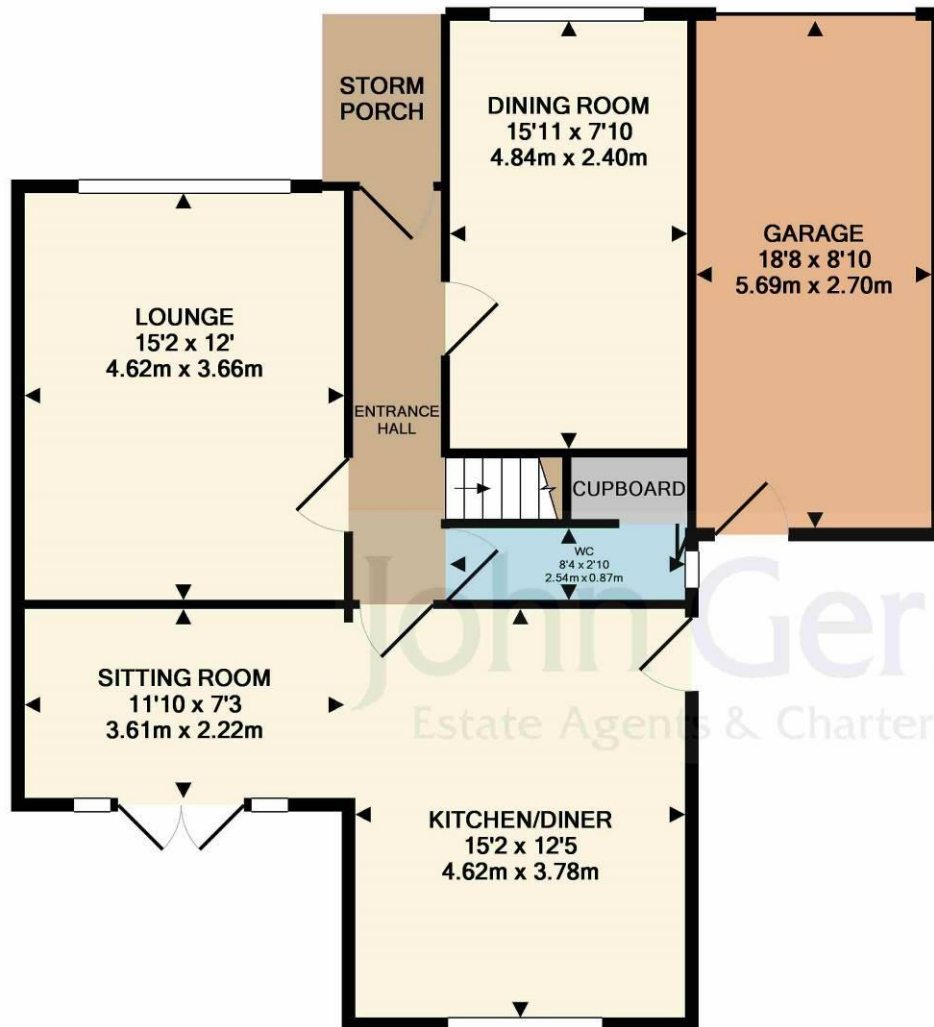
Useful Websites: www.environment-agency.co.uk, <http://www.eaststaffsbc.gov.uk/planning>

Our Ref: JGA/20052021

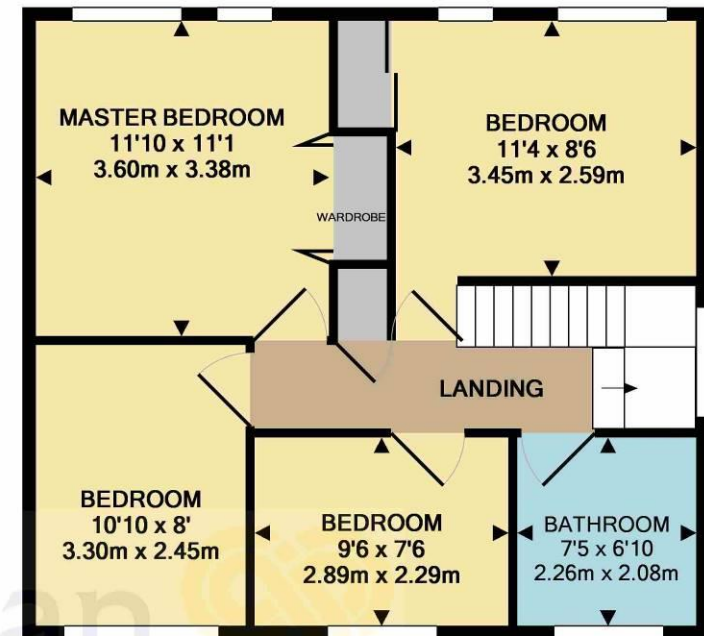
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band E







GROUND FLOOR



1ST 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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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		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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