

Rolleston Road

Burton-on-Trent, DE13 0JZ

John 
German





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£450,000

A wonderful extended detached bungalow standing on a substantial garden plot with a large driveway, carport and garage. Ideal for somebody searching for a good sized home with highlights including three bedrooms, large kitchen/diner, lounge and established gardens.



Situated in a popular non estate location, this highly impressive detached bungalow extended to offer a superb versatile home ideal for a family or perfect for somebody who just enjoys plenty of space. Also with the benefit of a substantial plot behind a huge expanse of gravelled driveway providing plenty of parking and the additional benefit of a carport to side and a detached single garage. There is also plenty of space outside with large rear gardens with shaped lawns, well established borders, paved terrace and secret garden.

The accommodation itself begins with a good size entrance porch with plenty of space for coats and shoes with a door leading through into reception hallway with doors leading off to all accommodation.

There is a good size L shape kitchen/diner equipped with a range of base and eye level units, fitted by Melton Interiors adding a quality feel with a gloss finish, deep pan drawers, induction hob, extractor hood, fridge and double eye level oven incorporating a microwave. There is also plenty of space for a dining table, two windows to side, fitted contemporary style dresser unit and door leading through into a stunning, light and spacious lounge.

The lounge has a roof lantern over and large picture windows framing views across the rear gardens. There is also a useful utility room with additional cupboards and space for appliances with a door opening out to rear gardens and cupboard housing gas central heating boiler.

There is a superb master suite with dual aspect having windows to front and side, large walk in wardrobe with mirrored sliding doors and a modern en suite shower room with shower cubicle, pedestal wash hand basin, bath and close coupled WC.

Bedroom two is also an impressive double with dual aspect and fitted wardrobes providing plenty of storage while bedroom three, again a good sized bedroom, with the benefit of fitted wardrobes and window framing views across the rear gardens.

Bedrooms two and three both share a smart modern shower room with shower cubicle, pedestal wash hand basin and WC.

The property itself stands in a handy location with schools for ages close by and being just a few minutes drive away from Burton on Trent town centre and the convenience of a useful Co-op store in easy walking distance.

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.gov.uk/government/organisations/environment-agency

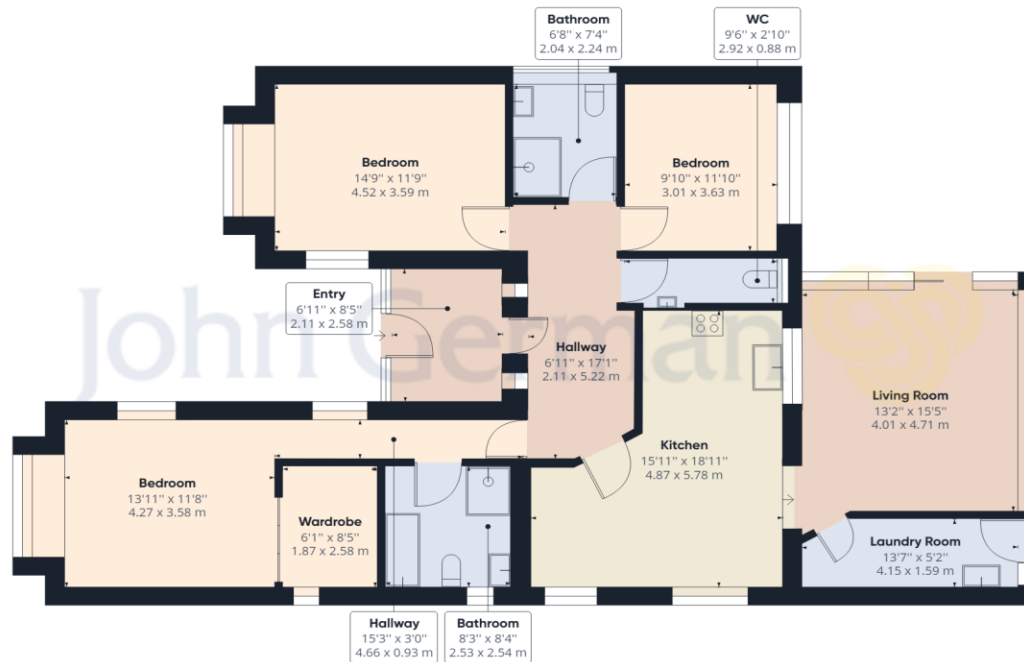
www.eaststaffsbcc.gov.uk

Our Ref: JGA/05042023

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





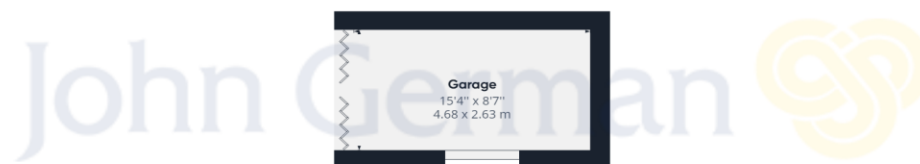


Ground Floor Building 1

Approximate total area⁽¹⁾

1598.92 ft²

148.54 m²



Ground Floor Building 2

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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.

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		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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