

Beacon Road

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

John German





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Offers in the region of £449,950

A beautiful modern home with wonderful countryside views to rear in a highly regarded village location with highlights including lounge with wood floor, wonderful open plan kitchen/dining/living room, master bedroom with impressive contemporary en suite, three bedrooms, family bathroom, large drive, garage and gardens.



Situated in the sought after village of Rolleston-on-Dove, well served with two popular pubs in The Spread Eagle and The Jinnie, together with Co-op village store and being well placed for schools for all ages. There are excellent transport links provided by the A38 and A50.

This family home is ready to move into, occupying a wonderful position on Beacon Road with countryside views to rear and set behind a large expanse of driveway with integral garage. A timber porch gives access to the front entrance door which opens into a spacious lounge with wood flooring, window framing views to front, staircase off to first floor and door to guest WC with close coupled WC and wash hand basin.

The highlight of the ground floor is the highly impressive open plan kitchen/dining/living space. Perfect for modern family life, entertaining and for the family to get together at the end of the day, opening out onto the rear gardens. The kitchen area is fitted with a range of base and eye level units with worksurfaces over, tiled splashbacks, a range of integrated appliances including hob, double oven, microwave, dishwasher and fridge freezer. There are spotlights and window framing views to rear. There is a good sized living/dining area with further fitted cupboards providing plenty of extra storage and bi-folding doors open out to the terrace, also framing views across the fields to rear.

On the first floor, the landing has doors leading off to four bedrooms. The master is a particularly generous double with large fitted mirrored full height wardrobes with three sliding doors providing plenty of storage. The stunning en suite shower room has been refitted to a high standard with glazed shower enclosure, fitted vanity unit with wash basin and WC, heated mirror with lighting, part tiled walls, chrome towel rail/radiator.

There are three further bedrooms, all sharing the family bathroom with panelled bath, pedestal wash hand basin and WC. There is additional storage space in the loft with loft ladder access.

The rear gardens are a particular highlight of this home with a wide paved terrace, shaped lawns, outside lighting and backing onto fields at the rear with sheep grazing.

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.eaststaffsb.gov.uk

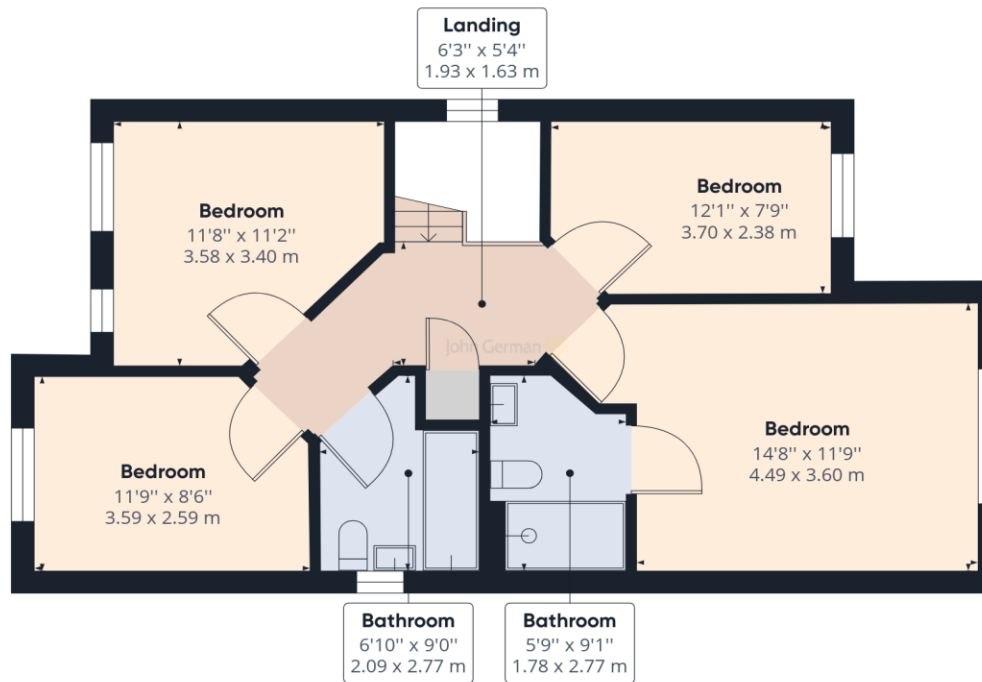
Our Ref: JGA/16052023 **Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band E







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1370.78 ft²

127.35 m²

Reduced headroom

7.27 ft²

0.68 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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

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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		87 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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