

# Chapel Lane

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

John German









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£425,000

This charming old house sits in a lovely position in the centre of the village surrounded by properties of similar age all with their own special characters.

The accommodation offers great potential with spacious and well laid out rooms ideal for a large family, including three reception rooms and four double bedrooms. The attic offers great potential for further development if desired and the rear garden is a lovely enclosed and private space big enough to enjoy but small enough to manage.





The accommodation comprises storm porch leading to the entrance hallway with radiator, stairs leading to the first floor, with a large under stairs storage cupboard and doors leading off to the ground floor living spaces.

The sitting room overlooks the front elevation with a feature fireplace, beamed ceiling and radiator. Along the hallway sits a breakfast kitchen fitted with a range of base and eye level units with roll edge worksurfaces, inset one and a half bowl stainless steel sink unit with mixer tap and tiled splashbacks, integrated dishwasher, spaces for additional appliances, wall mounted boiler, radiator, space for a breakfast table and a window overlooking the garden. The living room has patio doors overlooking the garden and a feature fireplace, window and radiators. The living room is open plan to the dining room with a step up to a raised floor and a decorative banister, radiator and window to the rear.

There is second entrance lobby with access from the garden and a large cloaks cupboard leading onto the utility room. The utility is fitted with eye level units and roll edge worksurfaces, window overlooking the garden and a door leading to a ground floor shower room. The shower room is fitted with a three piece suite comprising shower enclosure, low flush WC and pedestal wash basin, window to the rear, chrome heated towel rail and tiled splashbacks.

On the first floor, an enclosed staircase leads to the landing with doors leading off to the bedrooms and bathroom as well as to a second staircase leading to the attic. There are four double bedrooms on this floor, three with windows overlooking the garden and one to the rear elevation all with radiator and one with a fitted wardrobe. The family bathroom is fitted with a three piece suite comprising low flush WC, pedestal wash basin and a panelled bath, full height tiling to two walls, tongue and groove panelling to the remaining walls and ceiling, window to the rear and radiator. Stairs lead up to two large attic rooms, both with gable end windows.

Outside there are wrought-iron railings to the front of the property with a small frontage and a driveway to the side providing off road parking. Double gates provide access to a lovely fully enclosed rear garden which is mainly laid to lawn with herbaceous borders and a paved seating area with a canopy over. The garden is very sheltered and enjoys a rare degree of privacy.

Rolleston on Dove is one of the area's most attractive villages with one of the streams that feed the river from which its gets its name, running right through the centre. The village is well served with a variety of local amenities including a newsagent, village shop, thriving pub, primary school and church. For those wanting an active social life there are several local community groups including a bowls club, cricket club, football club, WI, Scouts and a special events committee. Buses run to Burton-on-Trent and Derby via local villages while railway stations at Tutbury and Hatton are three miles away. The A38 and the A50 are also easily accessible for commuters.

Agents note: The property has a flying freehold.

**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](http://www.gov.uk/government/organisations/environment-agency)

[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/12072023

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

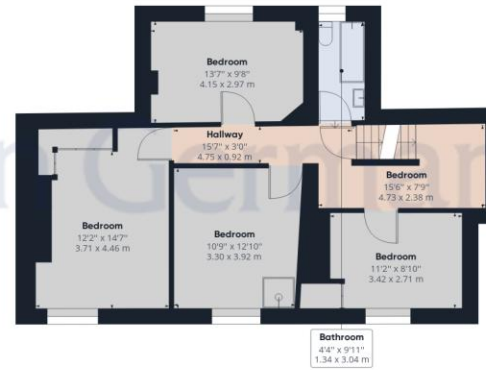




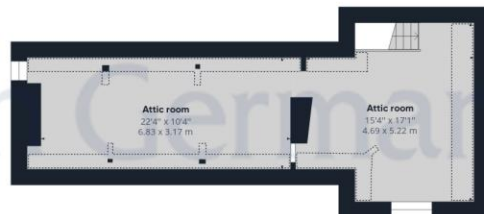




Ground Floor



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

2228.77 ft<sup>2</sup>

207.06 m<sup>2</sup>

**Reduced headroom**

135.24 ft<sup>2</sup>

12.56 m<sup>2</sup>

(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		
69-80	C		79 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



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