

Beacon Road

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

John 
German





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£295,000

A wonderful family home filled with lovely character features throughout that has been renovated and has accommodation over three floors plus an extra large driveway, summer house, a low maintenance but spacious rear garden.



Ideally located in the beautiful village of Rolleston-on-Dove with its thriving and active community served by an excellent range of amenities including two local pubs, Co-Operative convenience store, post office/newsagent, family run traditional butchers, hair salon, a lovely church and cricket club to name a few together with a regular bus service to both Burton and Derby. It is also well placed for the A38 to Lichfield, Derby, Birmingham, the A50 and more.

As you enter the home you will find the spacious lounge on the left hand side, this lovely bright space comes complete with solid wooden floor, a log burner and benefits from large windows to the front of the home.

The open plan kitchen/diner is behind the lounge, this space overlooks the manicured rear gardens. The kitchen comes complete with masses of storage, ample work space and a range of in built appliances. The dining space is incorporated really well into the space making it the ideal space to entertain family and friends, also benefitting from a large storage area which is located underneath the stairs.

The rear garden is accessed directly from the dining room, which is ultra functional but low maintenance and consists of a patio area, artificial turf and a near new summer house with power.

The first floor consists of two generous secondary bedrooms, both bedrooms can easily take a double bed. These are serviced by a stylish family bathroom, featuring a roll top bath, storage, WC and sink.

The master suite is located on the top floor. This bright and airy room benefits from feature skylights and is immaculately decorated. To one side there is a dedicated dressing area and it also has a sparkling en suite which consists of a shower, sink and WC.

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

Our Ref: JGA/18082023

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







Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

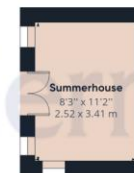
1071.76 ft²
99.57 m²

Reduced headroom

16.88 ft²
1.57 m²



Floor 2 Building 1



Ground Floor Building 2

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



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Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

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