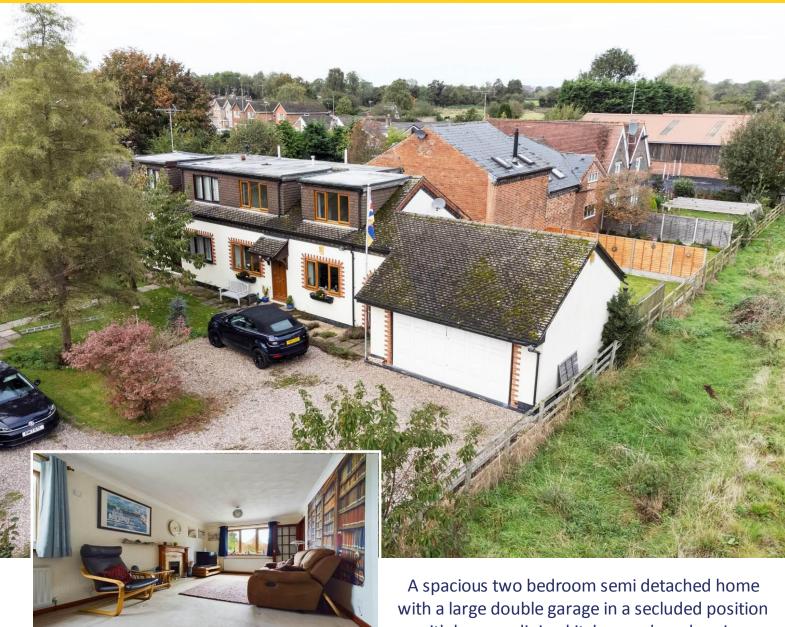
Station Road

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







with lounge, dining kitchen and gardens in a desirable village setting.

£240,000



Occupying a secluded spot set well back from Station Road, is this semi detached two bedroom home, perfect for somebody to downsize to or a young professional couple. With excellent transport links to the A38 and a pretty village setting, with two popular pubs and a shop.

Set well back off a gravelled driveway providing access to this property and a neighbouring property, the front entrance door opens into the hall with staircase off to the first floor and doors leading off.

The lounge enjoys a dual aspect with a fire surround providing the focal point.

There is a good sized dining kitchen with a range of base and eye level units with work surfaces over, integrated oven, hob and extractor hood, space for further appliances, plenty of space for a dining table, windows to front and rear, and a door opens out to the rear garden.

To the first floor, the landing has doors leading off to two double bedrooms and the bathroom. Both bedrooms are generous in their proportions with the benefit of built in storage/wardrobes.

The bathroom has a shower cubicle, panelled bath, pedestal wash hand basin, WC and towel rail/radiator.

With off road parking and a double garage, perfect for a car enthusiast or just adding that extra layer of storage, and gardens with a paved terrace, ideal for outside dining and shaped lawns. The neighbouring property has pedestrian access across the rear.

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.eaststaffsbc.gov.uk

Our Ref: JGA/19092023

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













John German 🧐











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John German

129 New Street, Burton-On-Trent, Staffordshire, DE14

01283 512244

burton@johngerman.co.uk



Ashbourne | Ashby de la Zouch | Barton under Needwood **Burton upon Trent | Derby | East Leake | Lichfield** Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent

Agents' Notes
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