

Meadow View

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

John 
German





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£410,000

A wonderful bungalow standing on a good size established plot offering plenty of space with two reception rooms, a good size kitchen, plus conservatory, utility, three generous bedrooms, bathroom, large garage and driveway. No upward chain.



Situated in the sought after village of Rolleston-on-Dove is this impressive bungalow standing on a superb garden plot which is well established, in easy walking distance of the village centre with popular pub and village store.

Set behind a driveway with a good sized garage to front which has an up and over door and side entrance door. The front entrance door opens into a hallway area with a door off to a guest WC and door opening through into a good sized dining room. This adjoins a spacious dual aspect lounge with fire surround providing the focal point, window to front and French doors opening out to the rear garden.

The kitchen is fitted with a range of base and eye level units with work surfaces over, integrated oven, hob and extractor. A door leads to a useful utility room with additional appliance space and a door opening out to the conservatory, perfect for enjoying views of the garden.

Off the dining room there is a second hallway which leads through to three good sized bedrooms, all sharing a family bathroom having a bath with shower over and shower screen, pedestal wash hand basin and WC.

To the rear is a good size garden with a paved terrace ideal for outside dining, shaped lawns with well established borders and a good degree of privacy.

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/04102023

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





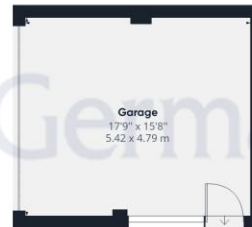


Ground Floor Building 1

Approximate total area⁽¹⁾

1418.63 ft²

131.80 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.

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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		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



John German

129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244

burton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
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JohnGerman.co.uk Sales and Lettings Agent



