

# Brookside

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



This well presented 2 bedroom terraced home oozes character throughout and is ready for its new owner. The property is jam packed full of features including features beams, fireplace and generous rear gardens.

£240,000

John German 

Situated in the idyllic village of Rolleston on Dove, this beautifully presented property is ideally located within walking distance to local pubs, the primary school, post office and Co-op store.

The property is raised up off the street and fronts on to the brook. As you enter through the front porch you come into the spacious lounge. The lounge features lovely character beams, fireplace and benefits from built in storage.

Through the lounge you come to the open plan kitchen/dining room. This lovely room overlooks the rear courtyard. The kitchen benefits from great storage options, workspace and a selection of in-built appliances.

There is also a conveniently located downstairs cloakroom that is near the back door.

The staircase to the first floor is behind a door in the lounge, the staircase leads up to the master bedroom. This spacious room overlooks the front of the house and the brook. It again has a lovely bright feel to it.

The second bedroom is accessed directly from the main bedroom, this space is currently being used as an office but would double up nicely as a children's bedroom.

The bathroom is spacious and consists of a sink, WC and bath with an overhead shower.

Outside, the rear courtyard is a great space to entertain, this paved patio area also benefits from access to a large outhouse for storage. There is a path that leads from the courtyard down to another separate lawned garden, this garden would make an ideal allotment or area for children to play.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

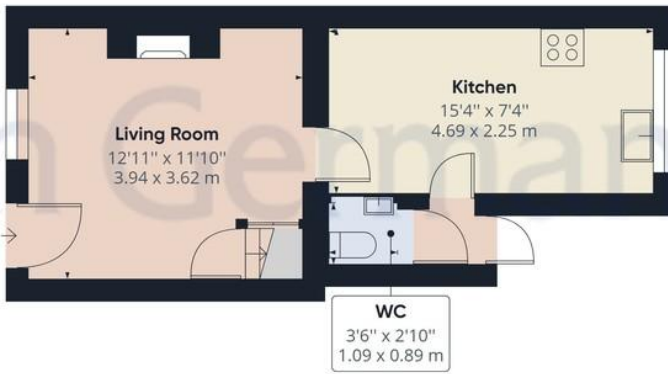
**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:**

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

**Our Ref:** JGA09102023

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



Ground Floor



Floor 1

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**Approximate total area<sup>(1)</sup>**  
536.53 ft<sup>2</sup>  
49.85 m<sup>2</sup>

(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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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#### Agents' Notes

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