

# Beacon Road

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

John   
German









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£450,000

An individual designed and built village home offering plenty of space with a character twist, superbly placed for all the village has to offer with schools, pub and shop all in easy walking distance.





This 1960's home occupies a fantastic position within Rolleston-on-Dove; a pretty Staffordshire village location with the River Dove running through, together with a village store, two popular pubs, primary school and excellent transport links provided by the A38 and A50.

Set behind a sweeping driveway with front garden and mature trees, the front entrance door opens into the reception hall with doors leading off.

On the ground floor, there are two reception rooms and a dining kitchen all with fantastic proportions. To the left off the hallway is a ground floor reception room/bedroom, currently used as a large home office/study having picture window framing views to front. This would also make a fantastic fourth bedroom as across the hallway there is a ground floor shower room with WC, pedestal wash hand basin, shower and useful built in storage cupboard.

Also across the hallway is a substantial dining kitchen with a large dining area having wood effect flooring and wide double glazed patio doors opening out to the rear garden. The well appointed kitchen area comes complete with breakfast bar, a range of base and eye level units with work surfaces over, integrated double oven, hob, extractor, dishwasher, sink and drainer unit, space for further appliances and window framing views across the rear garden. There are spotlights throughout this room.

The lounge offers a character space with a high vaulted ceiling and mock beams, a split-level floor, fire surround providing the focal point and large picture window framing views to front. From here, the staircase rises to the first floor landing which has views returning down to the living room and doors leading off to three bedrooms and the family bathroom.

The master bedroom enjoys a lovely dual aspect with windows to front and rear, wood flooring and an en suite shower room with shower, pedestal wash hand basin and WC. Bedroom two offers a good size double bedroom with window to rear and bedroom three is currently used as a second home office/study, again with window to rear.

The main family bathroom serves bedrooms two and three with a lovely suite comprising roll top bath, wash hand basin, mirror with lighting, WC and window to rear.

The rear garden is laid mainly to lawn with a split-level deck and a long tandem garage with an up and over front entrance door and pedestrian door opening out to the garden. The property is situated off a private driveway with further access to three properties to rear. There is a Tree Preservation Order on the willow tree in the front garden and the property is situated in a conservation area.

The property also has the benefit of solar panels, enhancing its energy efficiency, and a warm air central heating system.

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

**Services:** Solar panels. Warm air central heating system. Mains water, drainage and electricity 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)

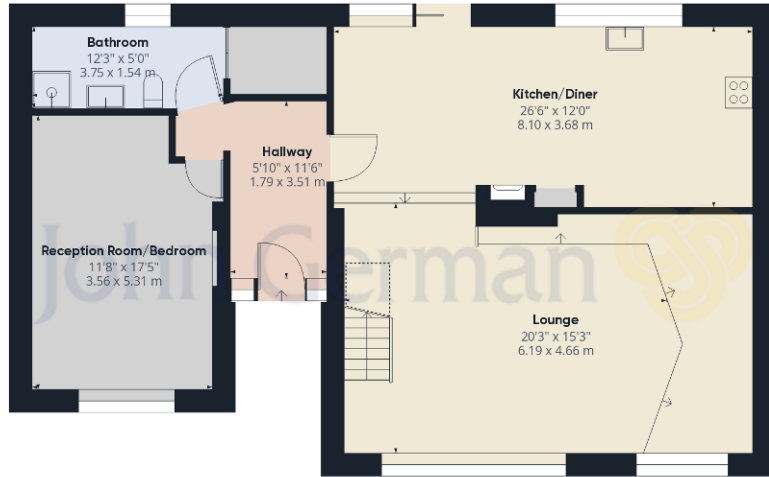
**Our Ref:** JGA/05122023

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

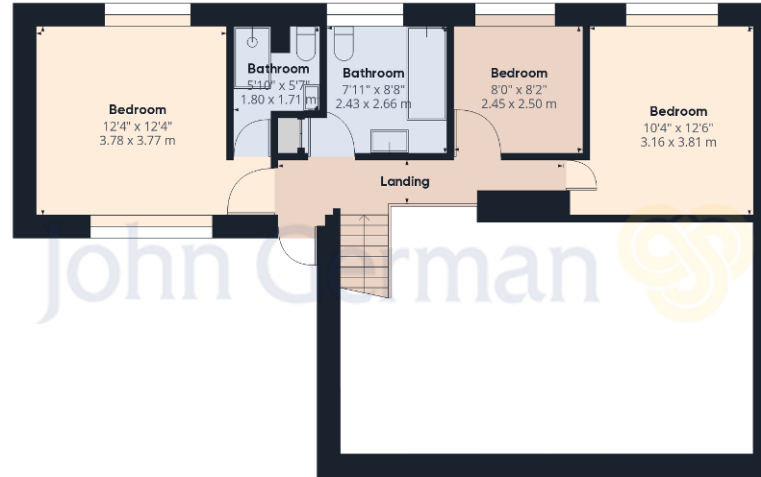




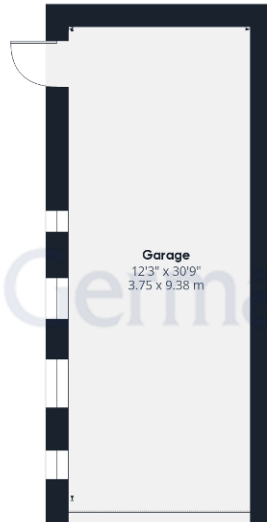




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2


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

2028.83 ft<sup>2</sup>  
188.48 m<sup>2</sup>

**Reduced headroom**

17.42 ft<sup>2</sup>  
1.62 m<sup>2</sup>

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	52 E	
21-38	F		
1-20	G		



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