

# Beacon Road

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

John   
German









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£850,000



This outstanding home features an abundance of space with 3114 sq ft including a large detached double garage, standing on a wonderful established 0.22 acre garden plot in a highly regarded village location, beautifully presented throughout and ready to move into with four reception rooms plus a large living dining kitchen, four substantial bedrooms and three bathrooms.



Situated in the sought after village of Rolleston on Dove, is this stunning and outstanding family home offering an abundance of space with just over 3000 sq ft, perfect for a large family or multi-generational living. Formerly a modest three bedroom house extended and renovated to offer a luxurious spacious and versatile family residence set on a wonderful 0.22 acre established garden plot, with a large expansive driveway and double garage.

The village itself is well served with two popular pubs, the Jinnie nature trail, Co-op store, Post Office and popular primary school together with excellent transport links provided by the A38 and A50, and excellent access to countryside walks in neighbouring surroundings. Available with the advantage of no upward chain and ready for a buyer to move into.

Set well back from the road and behind a well-established front garden which is laid to lawn with established borders and a large expansive block paved driveway providing plenty of off road parking and access to an oversized double garage with one electric and one manual up and over front entrance door, and door to side.

Front entrance door opens into a substantial reception hallway creating a feeling of space from the outset with staircase off to first floor and doors leading off.

On the ground floor there are four reception rooms, the living room occupies a lovely position at the rear of the property, with French doors and windows framing views across the rear gardens, and fire surround providing the focal point.

Across the hallway is a lovely formal dining room with bay window framing views to front, with bevelled glass doors opening into the reception hallway.

There is also a charming home office/study with feature window and across the hallway the option of a second study or potential boot room/cloakroom with window to side.

At the heart of the house there is a fabulous open plan living/dining kitchen equipped with a range of base and eye level units with hi gloss finish and work surfaces over. Sink and drainer unit together with matching island, integrated appliances including eye level double oven, dishwasher and space for a large fridge freezer. There is wood flooring throughout and plenty of space for a dining table and potential to create a seating area, an ideal space for entertaining of the family to get together.

Off the kitchen is a large utility room with additional base units, space for further appliances, side door opening out to driveway, window to side and door opening through to guest WC.

To the first floor the good sized landing has doors leading off to four substantial bedrooms. The master bedroom is incredibly spacious with fitted wardrobes providing useful storage, and the room also enjoys a dual aspect with window to side and window framing views across the rear gardens and beyond. There is a luxurious en-suite with shower cubicle, panelled bath and fitted vanity units with twin inset wash hand basins, mirrors and spotlights and a concealed cistern WC.

Bedrooms two, three and four also have the benefit of fitted wardrobes providing plenty of storage.

There is a generously sized family bathroom with panelled bath together with a shower cubicle, fitted vanity units with wash basin and WC.

The rear gardens offer high quality outdoor space with a paved terrace ideal for outside dining, shaped lawns and well established borders, and a hedge with views of the fields beyond. From the living room French doors, there is also a large remote controlled sun awning with side screen.

The property also has the benefit of enhanced energy efficiency with solar panels which we understand provide an income of approximately £650 per annum and the benefit of the use of electricity generated throughout daylight hours. The central heating system on the ground floor and first floor can be controlled separately. The property is fully alarmed.

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

**Property construction:** Standard

**Parking:** Driveway

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** / Tax Band

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

**Our Ref:** JGA05032024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.















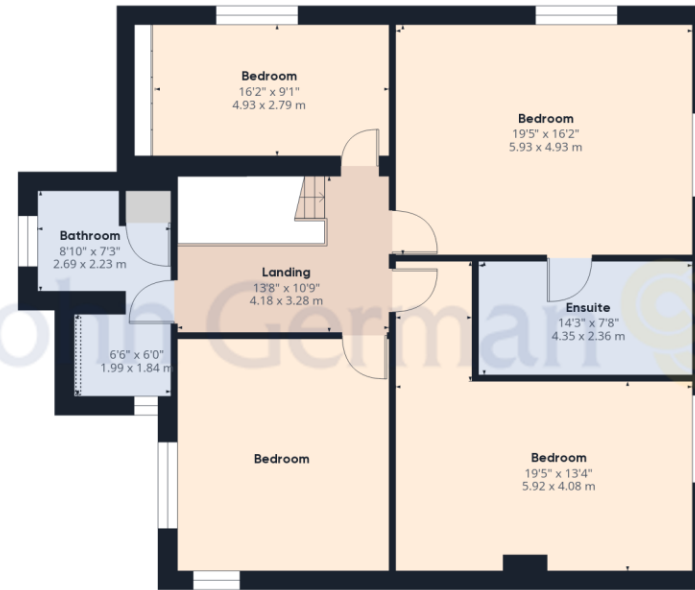




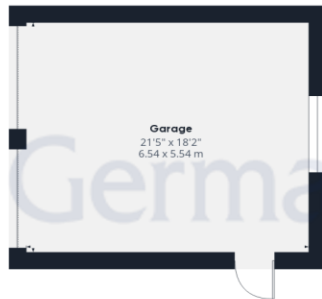




**Ground Floor** Building 1



**Floor 1** Building 1



**Ground Floor** Building 2

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

3264.13 ft<sup>2</sup>


303.25 m<sup>2</sup>

**Reduced headroom**

18.49 ft<sup>2</sup>

1.72 m<sup>2</sup>

(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.





### 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	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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