

Twentylands

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



Lovely home that's ready to move into with lots of potential to further develop in the future, perfect for first time buyers and young families.

£330,000

John German 

Ideal for anyone looking to put their own stamp on a property with light and airy neutral spaces that offer a blank canvas to work from. The property is double glazed and centrally heated and the kitchen and shower room are both modern and functional enough to work with whilst the plot lends its self to further extension, subject to planning of course, for anyone who wants to take on something more challenging in the future.

Rolleston-On-Dove is a lovely sought-after village on the edge of Burton and just off the A38 benefitting from superb easily accessible amenities as well as excellent transport links. The village itself is extremely picturesque with the River Dove running through its centre (please note that the property is at the top of a hill and not effected by flooding). The village offers plenty of its own amenities including local schools, pubs and village shops.

Entrance to the property is via a front reception hall with stairs rising to the first floor landing and a door leads through to the main living room with a picture window to the front, focal fireplace and built-in understairs cupboard. The lounge is open plan to the dining room which features lovely double aspect full height windows.

The kitchen is fitted with a comprehensive range of base and eye level units with roll edge worksurfaces, inset stainless steel sink unit with mixer tap, tiled splashbacks, built-in eye level double oven, four ring gas hob with extractor hood over, integrated fridge, space and plumbing for a washing machine, a window to the side and double glazed rear entrance door.

On the first floor there are three light and bright bedrooms with the master bedroom also benefitting from a large walk-in over stairs storage cupboard.

The shower room is fitted with a concealed flush WC, vanity wash basin and built-in storage, corner shower enclosure, full height ceramic tiling to three walls, chrome heated towel rail and an opaque glazed window.

Outside the property is set on a corner plot with lawned gardens to the front and side. A driveway to the side provides off road parking as well as access to the garage. The generous brick built garage has power and lighting connected as well as a courtesy door leading through into the rear garden.

The rear garden extends around to the side and is fully enclosed and is mainly paved for easy maintenance.

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

Property construction: Traditional

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband type: None connected

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: East Staffordshire Borough Council / Tax Band D

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/24052024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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