

Rolleston Road

Burton-on-Trent, Staffordshire, DE13 0AY

John 
German





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Burton-on-Trent, Staffordshire, DE13 0AY

£400,000

A wonderful extended 1940s detached home that is stylishly presented throughout complemented by a large rear garden having an amazing open plan living dining kitchen, two reception rooms, three good sized bedrooms, bathroom, a large drive and garage, located in a highly regarded non estate location.

This charming 1940's detached home has been extended and enhanced by the current owners to offer a superb family home that is ready to move into with a seamless blend of character and modern living, set in a highly regarded non estate location. It is perfectly placed for schools of all ages and only a short distance away from Burton's town centre and the A38.

Set behind an expansive block paved driveway providing plenty of parking together with a lawned front garden and access to the garage. Step inside the entrance door opening into the porch ideal for coats and shoes that in turn opens into a lovely reception hall having quality flooring, stairs to the first floor and a guest's cloakroom with a WC and wash hand basin.

The first of the reception rooms is a light and spacious living room with a focal point fire surround, high ceiling and a deep bay window to the front.

A further door opens into an ancillary area adjacent to the kitchen that is equipped with a range of base and eye level units with worktops over and has space for a large fridge freezer. A door opens to the side entry that has a large storage/boiler cupboard plus laundry room.

Without doubt the highlight of this particular home is the amazing 26'3 wide living and dining kitchen featuring a high vaulted ceiling with skylights, picture windows plus a large bay with French doors and picture windows opening to the rear garden. The well appointed kitchen is equipped with a stylish range of two tone units complemented by marble worktops incorporating a sink and drainer with Quooker tap. There is space for a range style cooker plus an integrated dishwasher. The room provides space for both soft seating and dining furniture, perfect for families and entertaining.

Off the dining area a wide arch gives access to a cosy snug style sitting area with feature panel effect wall plus space for sofas and a television.

The first floor landing has a useful storage cupboard gives access to the three good sized bedrooms and bathroom. The main bedroom is an impressive room with fitted wardrobes and cupboards and a deep bay front facing window.

Bedroom two is another excellent double sized room with fitted wardrobes that overlooks the rear and bedroom three is also a good size and overlooks the rear.

The well appointed family bathroom has a white suite comprising a panel bath, pedestal wash basin and WC plus partial wall tiling.

The outstanding rear garden has been lovingly maintained and starts with a decked area ideal for outdoor dining in addition to a large paved seating area with pizza oven. An ornamental wildlife pond lies alongside an immaculate shaped lawn that stretches down to the bottom of the garden surrounded by mature planted borders that are abundantly stocked with a range of shrubs and perennials.

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

Property construction: Standard

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband type:

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 E

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

Our Ref: JGA/19062024

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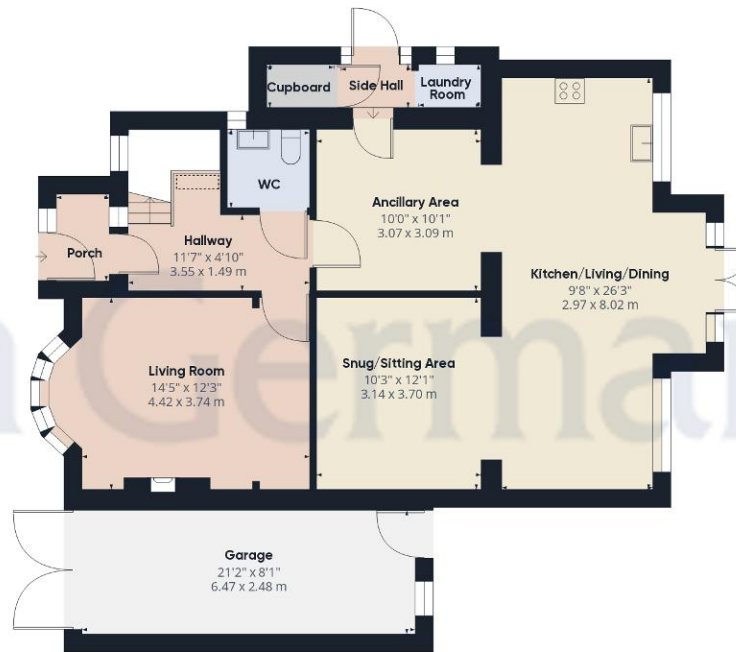




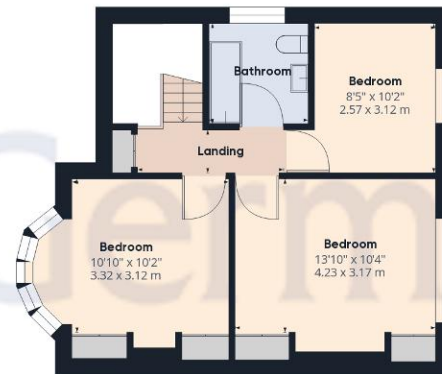








Ground Floor



Floor 1

Approximate total area⁽¹⁾

1589.08 ft²
147.63 m²

Reduced headroom

3.2 ft²
0.3 m²

(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.

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Agents' Notes

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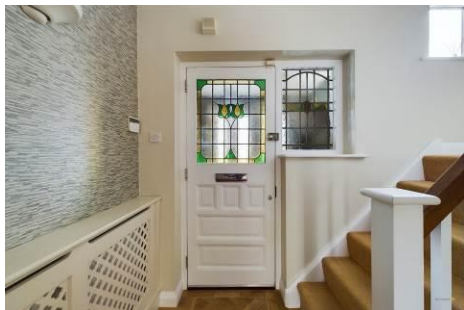
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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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