

1 Brookhouse View

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

John German





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£285,000

This lovely conversion of a period building features a brand new interior ready to move into, in an idyllic village setting with highlights including living/dining room, new kitchen, study/third bedroom, two character first floor bedrooms, bathroom, landscaped gardens and two parking spaces.

Close to the village centre with two popular pubs, village newsagents and Co op store, this beautiful home has plenty to offer with a flexible layout and could be your perfect home.

Part of a bespoke collection created by the development of the former Brookhouse Hotel, this offers all the benefits of a brand new home with the character of a period home.

The ground floor features an open plan living/dining room with views to front and French doors opening out to the rear garden. There is a new well-appointed kitchen with base and wall units and a range of integrated appliances including hob, oven, fridge, freezer, dishwasher and washing machine, meaning this home is ready to move into. The property also has the flexibility of a home office which could also be used as third bedroom, and completing the ground floor accommodation is the guest WC.

The first floor has two good size bedrooms with high vaulted ceilings and exposed beams enhancing the feeling of space. Both bedrooms are served by a fully fitted bathroom with bath and shower over.

There is a private garden to the rear and side, with two designated parking spaces.

Warranty: 6 year architects certificate.

To view this amazing home please contact the office on 01283 512244 to book an appointment. The development will also feature seven beautiful character apartments and three mews homes, for more information please call.

Agents note: The development is of the former Grade II Listed Brookhouse Hotel.

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

Property construction: Standard

Parking: Two designated spaces

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

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

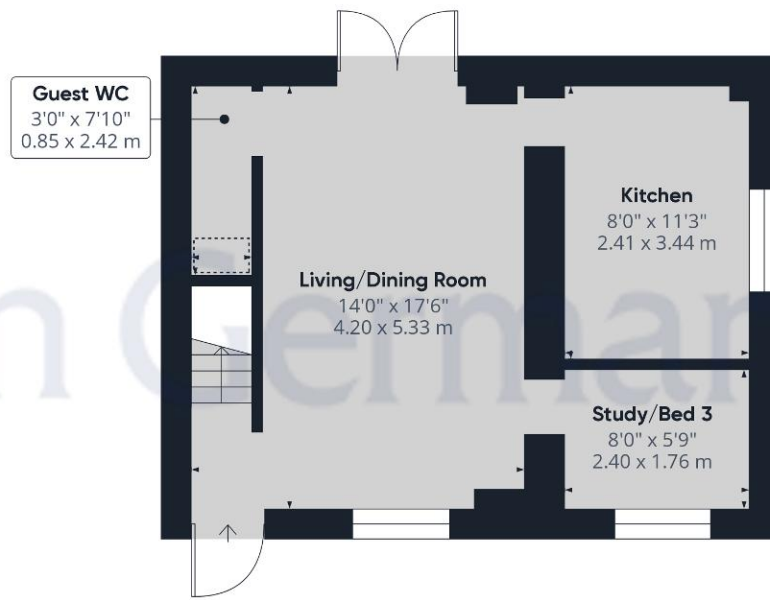
Our Ref: JGA/18072024

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Ground Floor



Floor 1

Approximate total area⁽¹⁾

744.97 ft²


69.21 m²

Reduced headroom

3.88 ft²

0.36 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.

GIRAFFE360



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		
55-68	D	62 D	68 D
39-54	E		
21-38	F		
1-20	G		

John German



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