

# 3 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, spacious landing with study area, two character first floor bedrooms, bathroom, landscaped gardens and two parking spaces.**

Close to the village centre with two popular pubs, village newsagents & 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 a welcoming reception hall with stairs rising to the first floor, door to the guest WC and door through to 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 and washing machine, meaning this home is ready to move into. On the first floor, there is a spacious landing with a study area, and two good size bedrooms with high vaulting ceilings enhancing the feeling of space with exposed beams adding a character feel. Both bedrooms are served by a new fully fitted bathroom with bath and shower over. There is a private garden to rear, two designated parking spaces and the development also has the benefit of a beautiful communal garden, bicycle storage and access to a vegetable plot.

3 Brookhouse View is currently being fitted out and taking shape. To view this amazing home please contact the office on 01283 512244 to book an appointment and for updates on the build's progress. The development will also feature seven beautiful character apartments and three mews homes, for more information please call.

**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/>

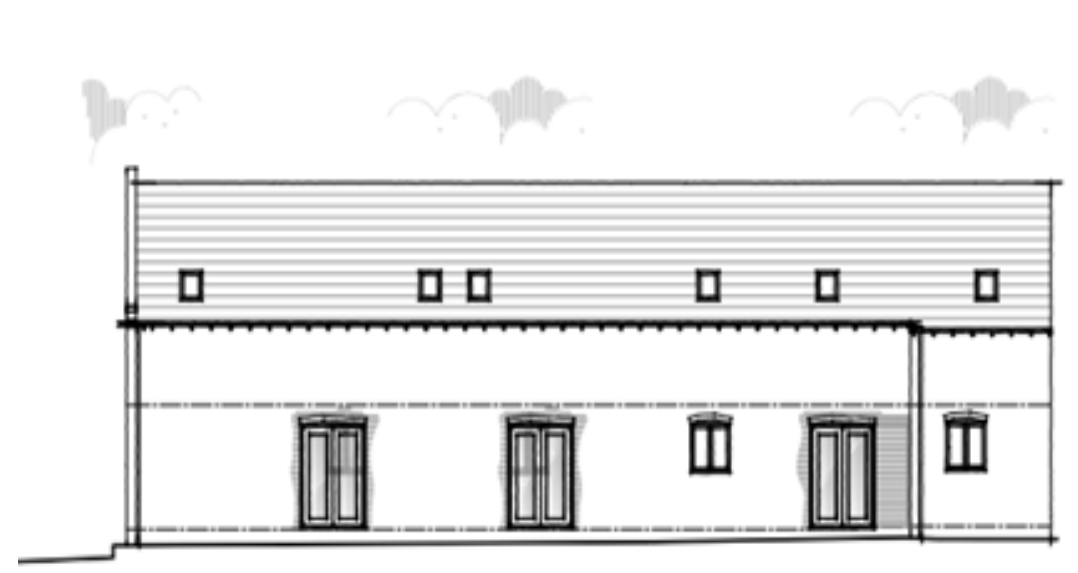
**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

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

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

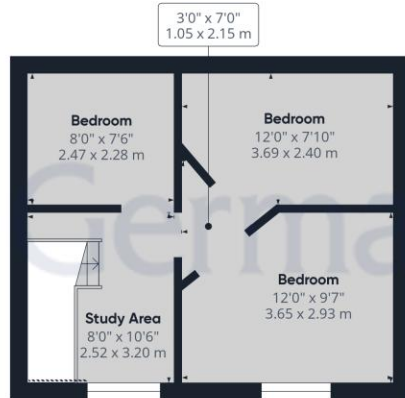
**Our Ref:** JGA/19072024







Ground Floor



Floor 1

John German 

**Approximate total area<sup>®</sup>**  
 693.09 ft<sup>2</sup>  
 64.39 m<sup>2</sup>

**Reduced headroom**  
 3.44 ft<sup>2</sup>  
 0.32 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.

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.

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