

# 3 Brookhouse View

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

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£275,000

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.

Warranty: 6 year architects certificate.

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

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 TBC

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

**Our Ref:** JGA/19072024

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Ground Floor



Floor 1

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

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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		



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