

Meadow View

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

John German 



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£599,500

This could be your perfect family home offering an abundance of space at 2166 sq ft with highlights including five bedrooms, two en suites, bathroom, shower room, two large reception rooms plus an amazing open plan kitchen/dining/living space, established gardens, large drive and integral double garage.

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This exceptional family home enjoys a superb village location with two popular pubs, primary school and village store. The transport links are also excellent with easy access to the A38, putting the nearby centres of Derby, Burton-on-Trent and the cathedral city of Lichfield all within easy reach. Enjoying a quiet residential location, this home has a good expanse of driveway providing plenty of off road parking to front, together with lawned front garden and an integral double garage.

A canopy porch with pillar shelters the front entrance door which opens into the reception hall having staircase off to first floor and doors leading off. The lounge is a light and spacious room with window framing views to front and has plenty of space for sofas.

Further along the hallway is the heart of the home which is an impressive open plan kitchen/dining/living space, refitted and upgraded with windows and French doors opening out to the rear garden. The kitchen area itself is superbly appointed, equipped with a range of base and eye level units with granite work surfaces over and a matching centre island with granite surface and an integrated induction hob. The island also acts as a breakfast bar, perfect for entertaining or for the family to get together. Integrated appliances in the kitchen include a double oven, microwave, fridge freezer and dishwasher. There is wood effect flooring through and plenty of space for a dining or breakfast table and sofas.

Off the kitchen, the second reception room is a large sitting room with French doors opening out to the rear garden, perfect as a family/TV room or a large home office/study. There is also a useful utility room, generous in its proportions with additional appliance space, fitted with base and eye level units and door opening out to the side. Completing the ground floor accommodation is the guest WC with close coupled WC and a pedestal wash hand basin.

To the first floor, the landing has doors leading off to five bedrooms and two bathrooms. The property features an amazing master bedroom, substantial in its proportions with fitted wardrobe providing plenty of storage, extensive floor space allowing for large bed and bedroom furniture, and three windows framing views to front. There is also a lovely en suite shower room with shower cubicle, vanity wash hand basin, WC and towel rail/radiator.

There are four further good size bedrooms on this floor with the second bedroom also having the benefit of an en suite comprising shower cubicle and a pedestal wash hand basin. Bedrooms three, four and five all being doubles, share both a shower room with shower cubicle and pedestal wash hand basin, and a well appointed family bathroom with panelled bath, vanity units with wash basin, WC, part tiled walls and window to rear.

The property also has the benefit of established and a well maintained, good sized rear garden with shaped lawn, paved terrace ideal for outside dining, a pergola in one corner and decking in the other, offering plenty of space for outside dining and entertaining. There are well established borders and side entrance via gate. The property has the benefit of a large driveway providing plenty of off parking, perfect for a large family, and an integral double garage with up over front entrance door and side door out to side access.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive & double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband type: TBC - 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 F

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

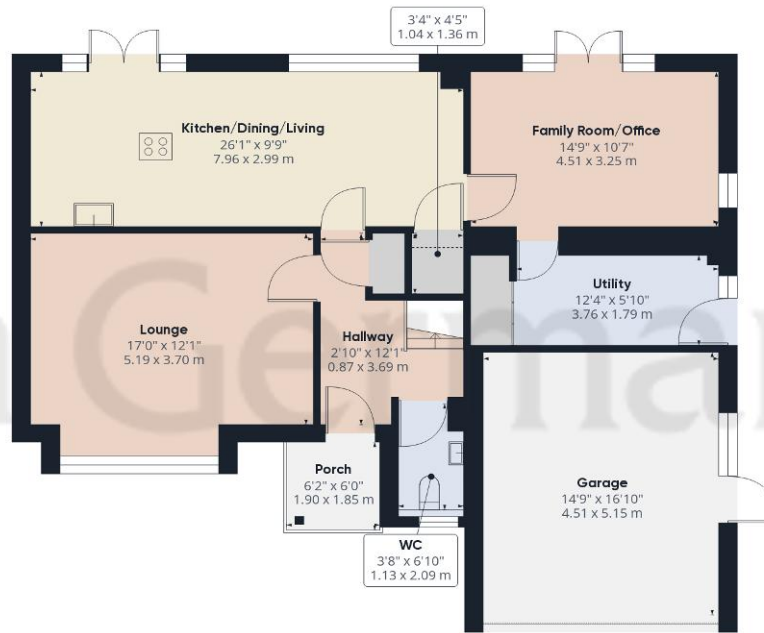
Our Ref: JGA/09102024

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Ground Floor

Approximate total area⁽¹⁾

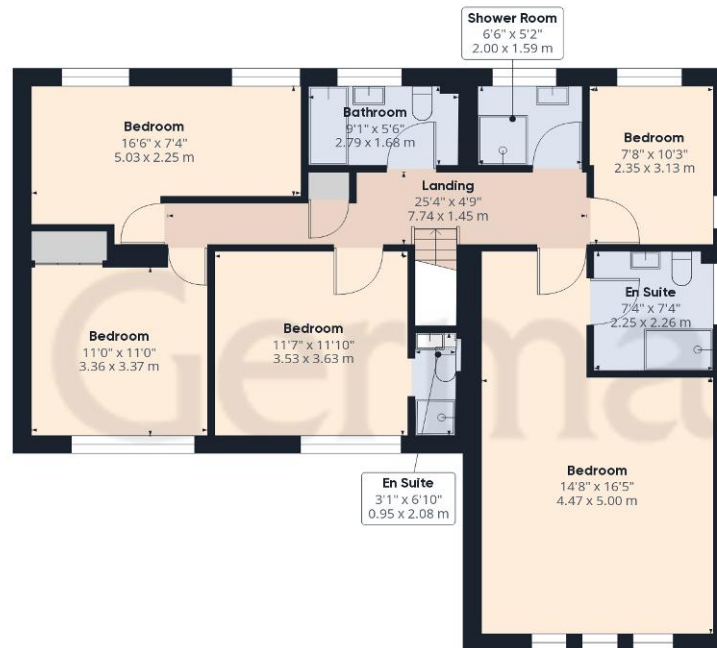
2166.99 ft²
201.32 m²

Balconies and terraces

37.57 ft²
3.49 m²

Reduced headroom

8.4 ft²
0.78 m²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Agents' Notes

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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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