

Hawksley Drive

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

John German





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£325,000

A lovely village home ready for somebody to modernise in their own style, with highlights including entrance hall, spacious lounge, dining room, conservatory, fitted kitchen, ground floor bedroom/sitting room, two first floor double bedrooms, shower room, gardens, driveway and detached garage. No upward chain.

Situated in the heart of Rolleston on Dove and perfectly placed for local amenities including the Co-op village store, two popular pubs, primary school and post office is this chalet style detached home available with the advantage of no upward chain.

Enjoying a quiet cul-de-sac location set behind a driveway and lawned front garden, a side entrance door opens into the reception hallway with a staircase rising to the first floor and doors leading off.

The lounge is a light and spacious room with picture window framing views to front and fireplace providing the focal point.

Across the hallway is the dining room with patio doors opening through into a conservatory with French doors opening out to the rear gardens.

The kitchen is fitted with a range of base and eye level units with work surfaces over, with an integrated oven and hob, together with space for further appliances and window and door opening out to the rear gardens.

Off the hallway there is also a guest WC with closed coupled WC and wash hand basin. The ground floor also features a light sitting room which could also be utilised as a third bedroom with a door accessed off the hallway with archway opening through into the lounge.

To the first floor the landing has doors leading off to two bedrooms. The master is a particularly spacious double, with both bedrooms featuring useful eaves storage and sharing s shower room with shower cubicle, pedestal wash hand basin and WC.

Gardens to rear are laid to lawn with a paved terrace, ideal for outside dining. There is also a detached garage with front entrance door and useful side entrance door (we understand the garage roof to be asbestos). To the rear of the garage there is also a useful greenhouse.

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:** Driveway **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 D

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

Our Ref: JGA04112024

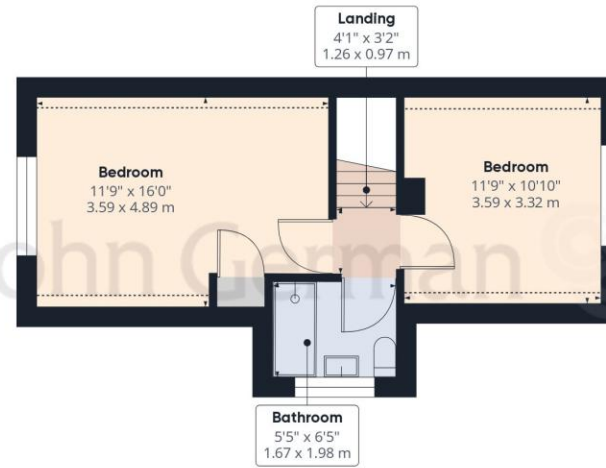
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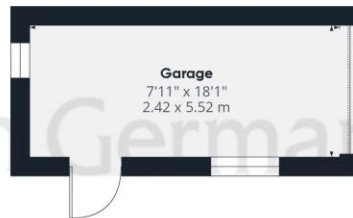




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1158.61 ft²

107.64 m²

Reduced headroom

40.97 ft²

3.81 m²

(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

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 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		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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