

# Alders Reach

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

John German



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£475,000

A beautifully appointed and spacious modern mews cottage, set in an exclusive development at the heart of this desirable village location, featuring wonderful established gardens and a delightful open aspect to rear. Highlights include two good size reception rooms, breakfast kitchen with Aga, master bedroom with dressing room and ensuite.

Situated in an exclusive modern development close to the heart of Rolleston, is this well appointed and modern mews cottage with a wonderful established rear garden and delightful open aspect to rear. Close to the village centre and in a short walking distance of everything it has to offer, with two popular pubs, Co-op store, primary school and church, together with excellent access to countryside walks. This property offers a fantastic retreat in a pretty village location.

**Accommodation:** Canopy porch and front entrance door opening to a substantial and spacious dining hall with staircase rising off to the first floor landing, plenty of space for a dining table or sofas and with doors leading off.

The lounge is a room of excellent proportions with a fire surround and living flame gas fire adding a focal point, together with window framing views to side. French doors opening out to established rear gardens.

At the heart of the house is a spacious and well appointed breakfast kitchen/dining room, featuring a wide range of base and eye level units providing plenty of storage, together with an island with breakfast bar and plenty of space for a breakfast or dining table. This really is a great space to entertain or for the family to get together. There is a range of integrated appliances including an integrated oven, two ring hob and dishwasher. The centre piece of the kitchen is offered by a lovely gas fired Aga, and there is space for a fridge freezer. There is a tiled floor through, a window and French doors opening out to the rear gardens.

Completing the ground floor accommodation is the guest WC with dose coupled WC and wash hand basin, together with useful coat hooks and window to front.

To the first floor where a feature landing has doors leading off to three bedrooms. This property was originally built as a four bedroom home, with the accommodation rearranged and now offering a fabulous master suite with a large double bedroom area. The fourth bedroom now offering a well appointed dressing room with fitted wardrobes providing plenty of storage. The ensuite shower room has a modern feel with shower cubicle, pedestal wash hand basin, WC, part tiled walls and towel radiator.

Across the landing there are two further good sized bedrooms, both sharing a well appointed family bathroom with panelled bath having shower over and shower screen, fitted vanity units with mirror, lighting and wash hand basin, dose coupled WC, towel radiator and skylight pouring in plenty of natural light.

Outside, the enclosed private gardens are mainly laid to lawn with established borders and a summer house.

Parking is available in the garage with timber opening front entrance doors. The garage also has a water supply and smart meters for the gas and electricity supply. There are also double opening front entrance doors out to a courtyard style garden which could also be repurposed as a parking space. There are also the availability of five visitors parking spaces. There are 11 properties within Alders Reach, and the residents are directors of Alders Reach Ltd company. We are advised that the current service charge for 2024 is approximately £400 per annum, which contributes to the maintenance of communal areas.

Agents note: The property is situated within a conservation area.

**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:** 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 E

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

**Our Ref:** JGA01112024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.









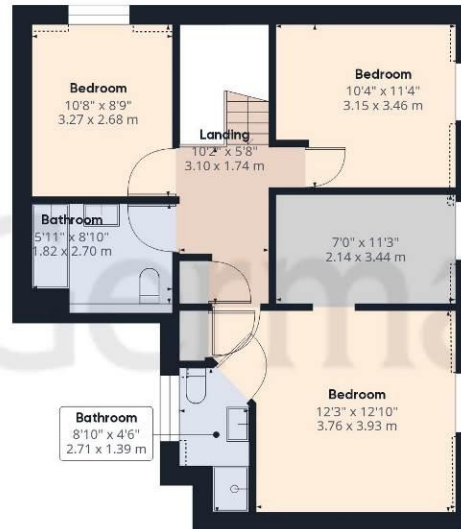
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Ground Floor



Floor 1

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

1439.13 ft<sup>2</sup>

133.7 m<sup>2</sup>

**Reduced headroom**

11.46 ft<sup>2</sup>

1.06 m<sup>2</sup>

(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 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	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244

burton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



