

Shotwood Close

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

John German



John German



John German

Shotwood Close

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

£575,000

Situated in the wonderful village of Rolleston-on-Dove is this executive detached family home. Boasting four generous sized bedrooms, plenty of living space internally and stunning field views to the rear. This detached home would make the perfect upsize for families in the village.



Situated in the pretty and sought after village of Rolleston-on-Dove is this beautiful, detached home with gorgeous field views to the rear. This home is perfect for a family to move into to enjoy village life and also ideal for those seeking a large home which has scope for further extension (Planning permission granted in March 2024 for a part double story, part single story extension and garage conversion). Close to the village centre where there are two popular pubs, a butchers, Post Office and a Co-op store together with walks by the River Dove and Jinnie Nature Trail, plus excellent transport links provided by the A38 and A50.

The property enjoys a prime position on Shotwood Close. Located the bottom of the cul-de-sac, privately tucked away with no passing traffic. The property is set with the parking to the side and a tarmaced driveway in front of the double garage. There is also an EV charger point to the side. The double garage can be accessed from the front via electric up and over doors and is a perfect space for storage and further parking.

As you enter the property, you step into the through hallway which gives access to both the main living room and kitchen. The living room is a fantastic size and runs the entire length of the property, being dual aspect with a large window to front and bi fold doors leading to the rear garden. The living room also boasts a feature fireplace with a gas stove. The kitchen is again a great size with enough space to have a six seater dining table. The kitchen features matching wall and base units, eye level electric oven, integrated microwave and coffee machine, gas hob with cooker hood above, inset sink and plumbing for dishwasher. Just off the kitchen is the utility room having a door leading to the rear garden, useful storage cupboards, stainless steel sink and drainer and plumbing for washing machine. The ground floor also benefits from a conveniently located WC, off the hallway.

To the first floor landing, this property benefits from four double sized bedrooms. The pick of the four is the master bedroom, with beautiful field views to the rear, built in wardrobes and access to the en suite. The modern en suite features a walk in shower, wash hand basin, heated towel rail and WC. The sellers use one of the bedrooms as a study/office, although this bedroom could comfortably house a double bed and ample bedroom furniture. To finish, the family bathroom also a modern suite, comprising a bath and shower over with shower screen, WC, heated towel rail and wash hand basin.

With the field views to the back, the rear garden at this home is an absolute treat. Offering a mix of open lawn and paved patio areas, the garden is enclosed by wooden fencing to the perimeter which provides privacy, while mature trees and shrubs create a secluded and peaceful space. The garden also has a decked area for outdoor seating. Viewing comes highly recommended to fully appreciate this home.

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

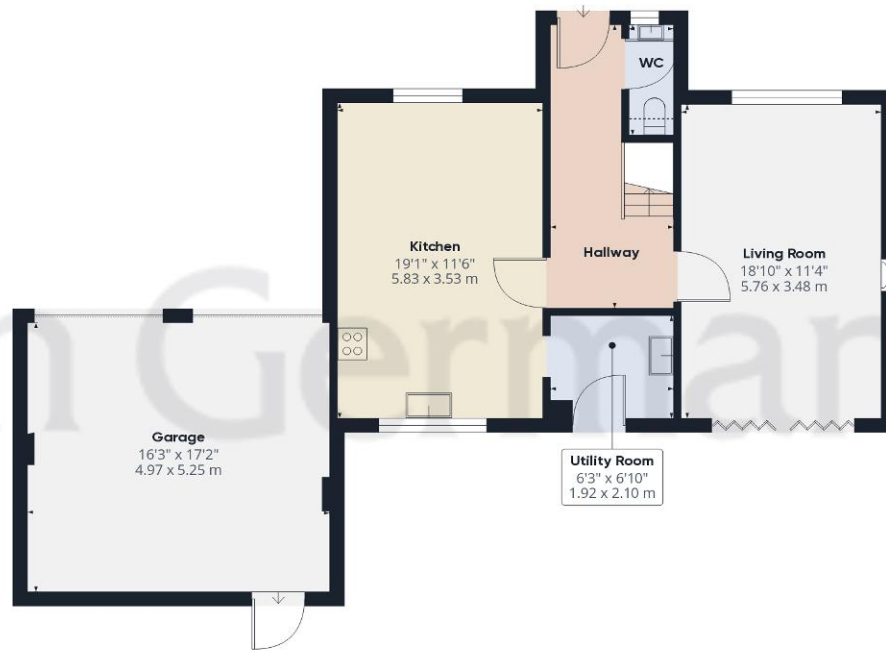
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/27112024

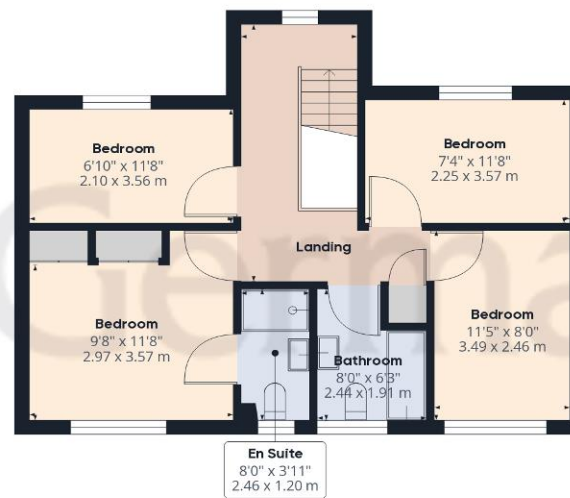
The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information 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.







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1464.42 ft²

136.05 m²

Reduced headroom

2.38 ft²

0.22 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.

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 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.

AWAITING EPC MEDIA



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



