

Walford Road

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

John
German





Walford Road

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

£425,000

A lovely character 1930's link detached, extended to offer a stunning home on a large established garden plot in a premium village location. Highlights include porch, reception hall with parquet flooring, cosy lounge with bay window, superb open plan kitchen/diner, large conservatory, shower room, three bedrooms plus office/study, family bathroom, block paved driveway and garage.



John German 

This superb link detached three bedroom home enjoys a fabulous position in the sought after village of Rolleston-on-Dove, perfectly placed for two popular local pubs together with primary school, village store, Jinnie Nature Trail and with excellent transport links provided by the A38 and A50.

The property is set behind a good expanse of block paved driveway providing ample off road parking and access to a single garage to side. The front entrance door opens into the porch which in turn leads into a lovely welcoming reception hallway with parquet floor through, staircase off to first floor, useful understairs storage cupboard and doors leading off. The lounge occupies a lovely front position in the property with bay window framing views to front and a fireplace with living flame gas fire providing the focal point. Further along the hallway, a door opens into a wonderful open plan kitchen/diner. The dining area is generous in its proportions with an open plan feel through to a superb, refitted kitchen area equipped with a range of base and eye level units with marble worksurfaces over and integrated appliances including double oven, hob, extractor, dishwasher and fridge freezer. A door opens out to the side entry. From the dining area, French doors open into a wonderful and spacious conservatory with a glazed roof and a fantastic aspect across the rear gardens, plus French doors opening out to a paved terrace. Completing the ground floor accommodation is a smart fitted shower room with a suite comprising shower cubicle, fitted vanity units with concealed cistern WC and wash hand basin together with a towel rail and window to side.

To the first floor, the landing with window to side on the stairwell, has doors leading off to three good size bedrooms. The master is a generous double with fitted wardrobes across two walls providing plenty of storage. Bedrooms two and three are both good sized rooms, enjoying a lovely aspect across the rear garden with one having a bay window. The property also has a home office/study with window framing views to front. The family bathroom has a suite comprising panelled bath with shower over, pedestal wash hand basin, WC and towel rail/radiator.

The garden to rear is a particular highlight of this home, generous in its proportions and extensively laid to lawn with established borders together with a summer house at the top of the garden having power points. There is a gated side entrance and down the side entry is a useful external boiler room with gas central heating boiler and wash basin, also providing additional storage.

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 & 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 TBC

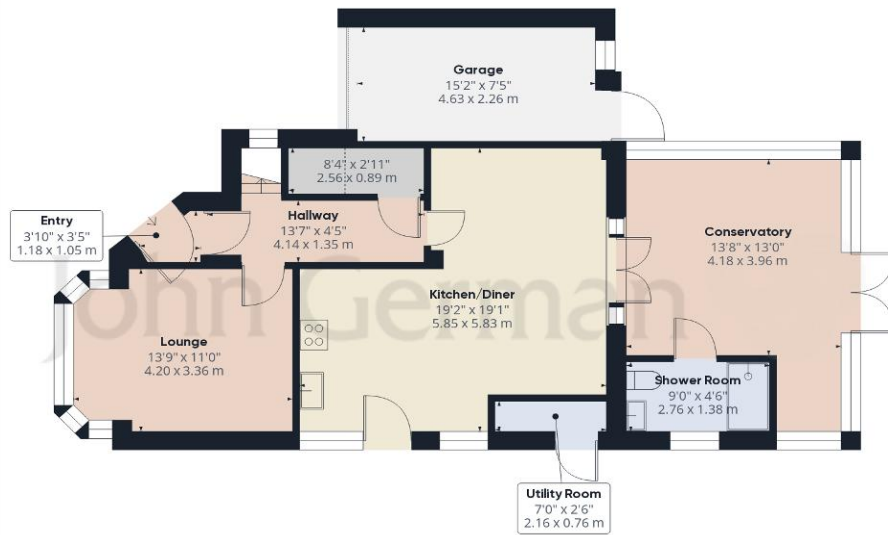
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.eaststaffsbc.gov.uk

Our Ref: JGA/30012025

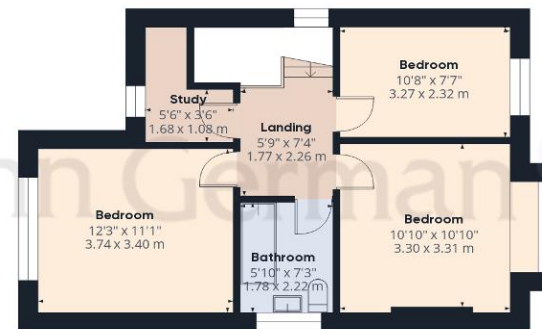
The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information 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 Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1441.95 ft²

133.96 m²

Reduced headroom

9.5 ft²

0.88 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 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		83 B
69-80	C		
55-68	D	57 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



