

# The Lawns

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

John  
German









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£370,000

**A wonderful detached family home in a quiet residential location that has been extended and enhanced to include 2 reception rooms plus a conservatory, smart breakfast kitchen, a loft conversion creating a superb main bedroom with en suite, three further bedrooms, bathroom, drive, garage and established gardens.**

John Gellman



This impressive family home has been extended and improved to offer spacious accommodation. It is located close to the village centre that has a thriving and active community served by an excellent range of amenities including two local pubs, Co-Operative convenience store, post office/newsagent, family run traditional butchers, hair salon, a lovely church and cricket club to name a few together with a regular bus service to both Burton and Derby. It is also well placed for the A38 to Lichfield, Derby, Birmingham, the A50 and more.

Set behind a well tended front garden and expansive driveway that leads to a single garage with an electric up and over door. A side entrance door opens into a light and welcoming reception hall with wood effect flooring, useful storage cupboard plus stairs to the first floor.

To the left is the front facing dining room having a door into the smart fitted breakfast kitchen equipped with a n attractive range of base and eye level units with contrasting worksurfaces over, integrated oven, hob and extractor hood. There is ample space for a breakfast/small dining table, a window to the front, door to the side plus a useful built in storage cupboard.

The lounge is a generous sized room and occupies a lovely rear position having a focal point fire surround and window overlooking the garden. Doors open into a good sized conservatory offering fantastic extra living space and lovely views over the rear garden. A door leads into a useful utility room with additional appliance space, storage cupboard and access to the guest's WC also with a wash basin.

On the first floor are three of the four bedrooms served by the family bathroom having a panel bath with electric shower over, pedestal wash basin and WC.

A loft conversion has created a superb and spacious master suite featuring a generous bedroom with dressing area, ideal for wardrobes and a dressing table along with windows to the rear. It also has the benefit of an en suite shower room.

To the rear is a beautifully maintained garden having a paved patio area, shaped lawn surrounded by mature planted beds and borders plus side access to the front.

**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 and garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

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

**Broadband type:** Fibre

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

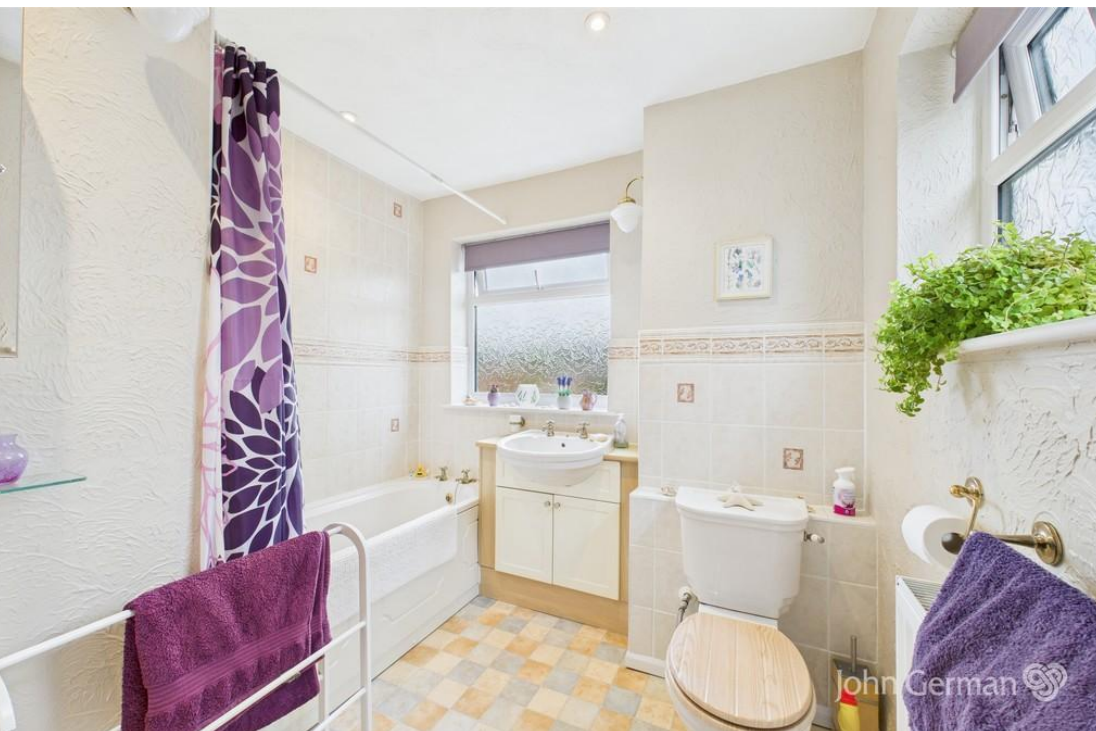
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

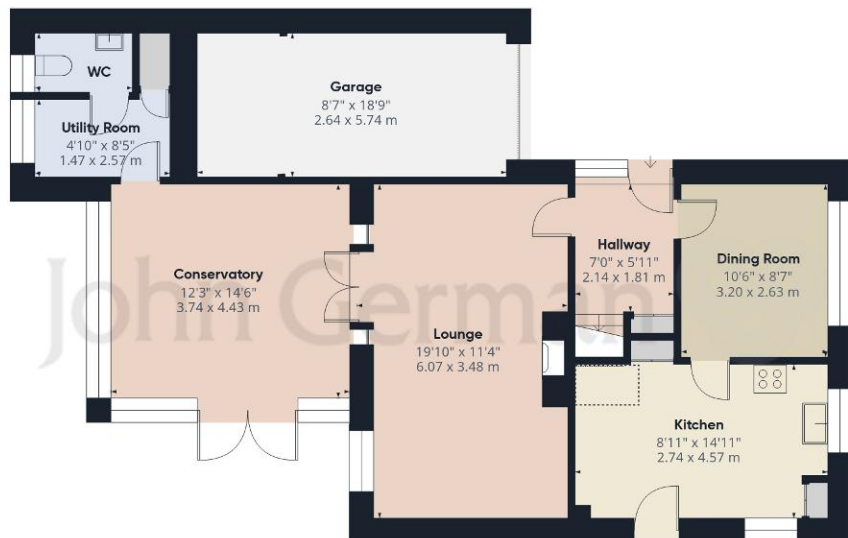
**Our Ref:** JGA/09052025

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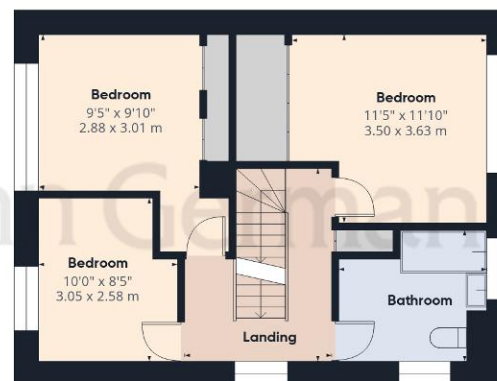








Ground Floor



Floor 1



Floor 2

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

1704 ft<sup>2</sup>  
158.3 m<sup>2</sup>

**Reduced headroom**

32 ft<sup>2</sup>  
2.9 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.

#### Agents' Notes

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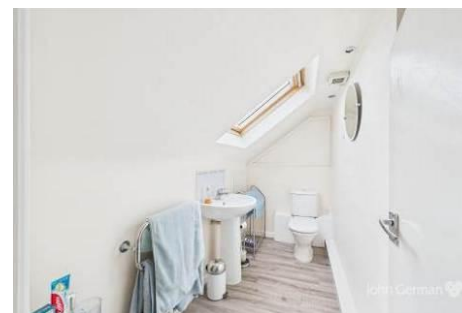
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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