

Meadow View

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

John
German



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£450,000

A substantial family home offering accommodation over three floors in a lovely position close to the heart of this ever popular village, offered to the market with no upward chain.

This impressive family home has spacious accommodation over three floors, perfect for a large family or those seeking a property for multi generational living. Rolleston-on-Dove is a picturesque village with a thriving and active community served by an excellent range of amenities including two local pubs, nature walks, 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.

Accommodation - A front entrance door opens into a spacious and welcoming hall having excellent under stairs storage. To the front is a light and spacious lounge and along the hall is a guest's cloakroom/WC.

The impressive dining kitchen is fitted with a quality range of high and low level units complemented by stylish Corian worksurfaces over having an inset sink unit. Integrated appliances include a hob, extractor hood, double oven and grill. There are ceiling spotlights, dual aspect windows and practical flooring that continues into the dining area. An archway creates an open plan feel into a superb sitting room/garden room that enjoys a lovely dual aspect across the rear garden.

Off the kitchen is a useful utility room with a further range of units, additional appliances space and door to the side.

The first floor galleried landing gives access to the master bedroom having a range of fitted wardrobes and its own modern en suite having a shower cubicle, fitted vanity unit with wash basin and WC. There are three further bedrooms on this floor, one of which has fitted wardrobes, all sharing a well appointed family bathroom having a panelled bath, separate shower cubicle, WC, vanity unit with wash basin, chrome towel radiator, tiled walls and floor plus a window to the side.

The second floor has a large double bedroom with fitted wardrobes and skylights pouring in natural light. A door gives access to a spacious home office/studio/sitting room with fitted storage, shelving and skylights. This floor would make an ideal annex space for a teenager or relative.

Outside - The rear garden has a paved terrace ideal for outdoor dining with shaped lawn beyond surrounded by mature planted beds and borders. Side gated access leads to the front which has an expansive tarmac driveway giving access to the remainder of the garage (8'9 x 8'1) offering an excellent storage facility, workshop or hobby space.

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

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type:

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/24062025

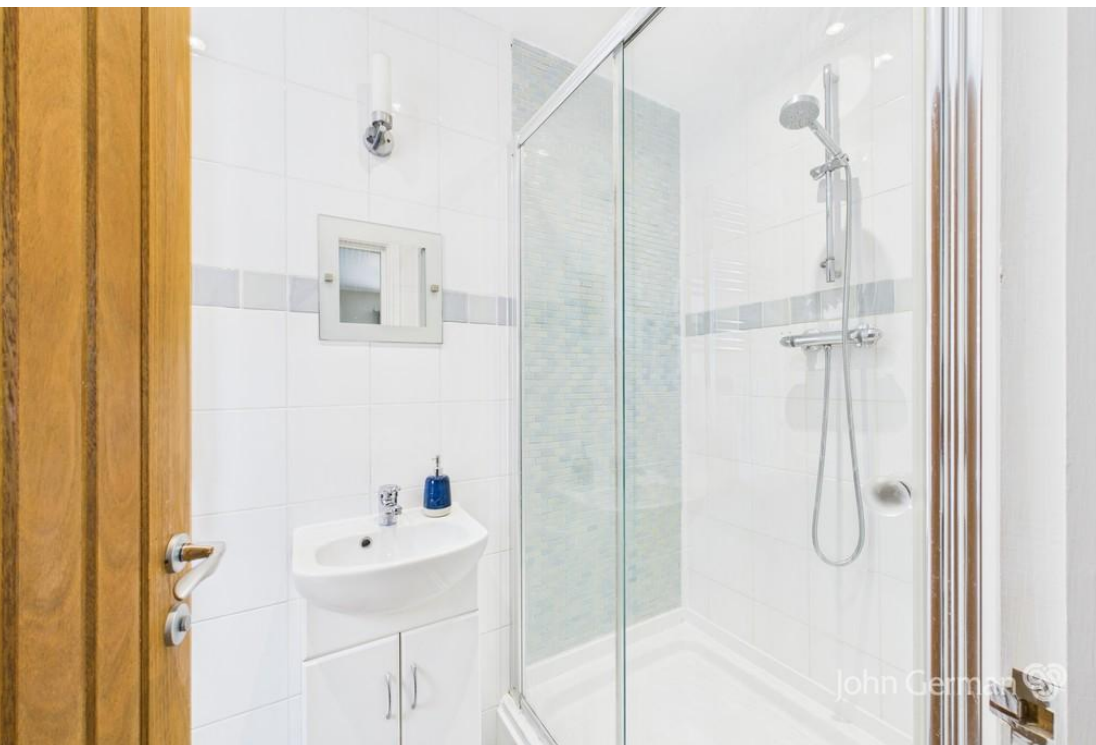
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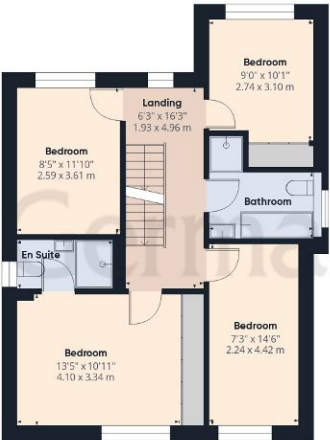


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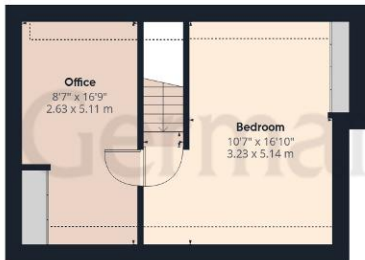




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1844 ft²

171.5 m²

Reduced headroom

49 ft²

4.6 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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	77 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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