

Ealand Close

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

John German



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£635,000

This stunning modern home is perfect for a large family, set in a sought after village on a lovely plot with a wide drive, double garage and an amazing interior featuring two reception rooms, an exceptional kitchen/diner/living room opening out to gardens, five bedrooms, two ensembles and a family bathroom.

This substantial village home offers light, spacious and beautifully presented accommodation with high ceilings and a superb layout ideal for large families or those wanting the luxury of plenty of space and versatility.

Rolleston-on-Dove is a picturesque village with 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, nature walks, 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.

The property is set behind lawned front garden and a wide drive leading to the double garage. A front door opens into an impressive and spacious hall. To the left is a generously sized lounge with a front facing bay window along with a remote control feature fireplace that the current owners have added, creating a cosy feel.

The highlight of the house is the amazing open plan kitchen and dining room with high ceilings and a modern luxury space to entertain. The kitchen has a comprehensive range of stylish contrasting units complemented by quality worktops and an island unit. A range of built in appliances include a hob, twin ovens and a microwave/combi oven, two fridge/freezers, dishwasher and a wine cooler. There is plenty of space for a dining table along with bi-fold doors opening to the rear garden, seamlessly connecting the inside and out. Double doors open into a lovely snug/family room which could also make an ideal home office.

A useful utility room has a door to the side and access to the guest's cloakroom.

A large gallery landing has doors leading off to five bedrooms and the family bathroom. The master is a large room featuring 'his and hers' fitted wardrobes with sliding doors and its own luxurious en suite which includes twin basins, a large shower and a separate bath.

Bedroom two is also an impressive light filled room with two windows to the front along with its own ensuite shower room. Bedrooms three, four and five are all of a good size and served by a well appointed family bathroom with a bath and separate shower.

To the rear is a good size garden with a paved terrace ideal for outdoor dining and entertaining beyond which lies a shaped lawn with planted display beds.

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. There is a maintenance fee for the upkeep of communal areas on the development, currently £105.70 per annum.

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains

(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 F

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

Our Ref: JGA/03032026

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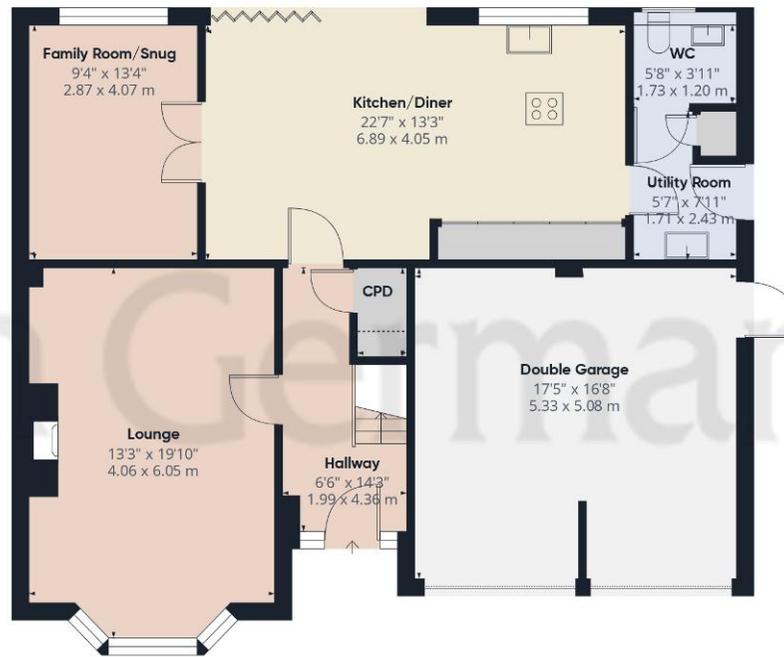




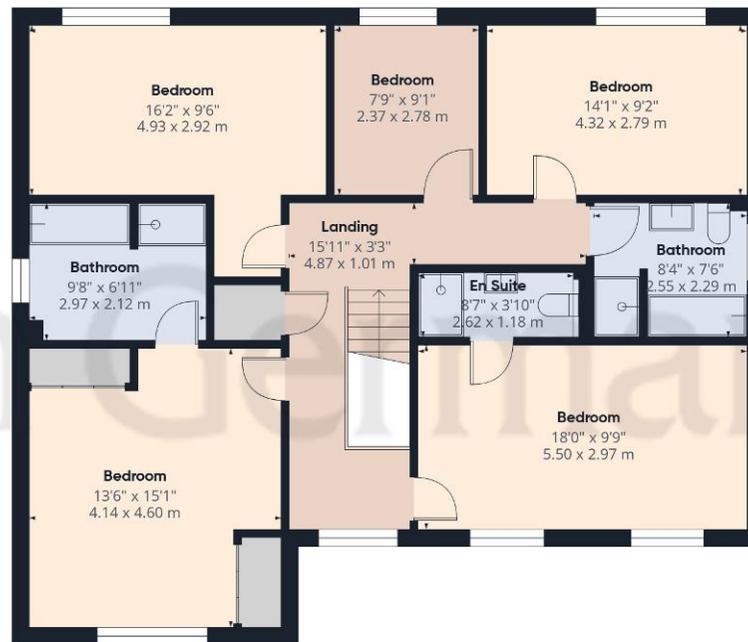








Ground Floor



Floor 1



Approximate total area⁽¹⁾

2180 ft²

202.5 m²

Reduced headroom

3 ft²

0.3 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		93 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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