

Beacon Road

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



This attractively presented semi detached house is set on a popular road within this sought after village with a garage to rear, smart fitted kitchen and two reception rooms.

£225,000



John German 

Accommodation

There is a recessed porch with PVCu double glazed entrance door leading to the hallway with stairs off with a attractive balustrade and a contemporary fitted cloakroom/WC.

To the front is a very pleasant lounge having a Victorian style cast iron and tiled fireplace with inset living flame gas fire in timber surround together with a bay window overlooking the front.

To the rear is a dining/family room having a laminate floor and PVCu double glazed French doors opening onto an attractive decking patio and the garden. A wide opening leads to the kitchen which has a stylish range of contemporary base and wall units with granite worktops, inset sink with chrome mixer tap, inset stainless steel gas hob with matching extractor hood over and built under oven with granite splash backs, integrated dishwasher and fridge freezer. There is further space and plumbing for an automatic washing machine, worktop lighting, laminate flooring, window to side and a PVCu double glazed door opening to the garden.

To the first floor there is a landing with balustrade and window to side, loft access with drop down ladder and partial boarding. Bedroom one lies to the front with a large bay window affording attractive countryside views whilst there is a second double bedroom to the rear with twin built in wardrobes and a very useful third bedroom.

These are all served by a contemporary and stylish bathroom with a white and chrome suite comprising bath in tiled surround with mains shower over and glazed screen, WC and wash hand basin with tiled flooring, chrome heated towel rail and window to rear.

Outside

To the front is a broad gravelled drive providing ample off-road parking with hedges screening plus very valuable rear vehicular access off Beacon Road and Knowles Hill via a service drive to a sectional single concrete garage with up and over door.

A gate leads into the enclosed rear garden with paved patio areas and pathway, a attractive lawn with borders and a further decking patio with balustrade. Outside light and garden tap.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.environment-agency.co.uk
www.eaststaffsbc.gov.uk

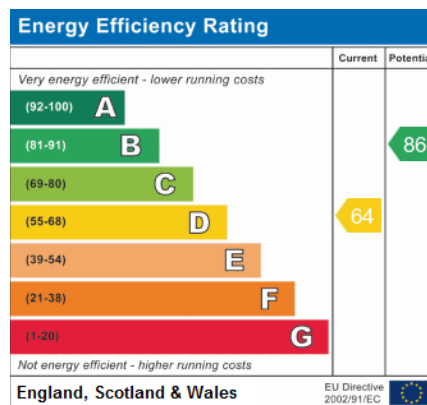
Our Ref: JGA/21102020

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band C



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