

Anslow Lane

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

John
German





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£675,000

Standing on a wonderful secluded 0.379 acre garden plot on the edge of the desirable village is this fantastic detached family home, with flexible accommodation and gardens to all sides including a swimming pool and large detached garage, all set in stunning surroundings.



John German are delighted to offer for sale this detached 1960's family home standing on a wonderful secluded garden plot, set well back from the road behind several mature specimen trees including an oak tree. A vast expanse of driveway provides plenty of off-road parking and gives access to the double garage.

Rolleston-on-Dove is a picturesque Staffordshire village which is well-served by two local pubs, village store, primary school and is also well-placed for the De Ferrers Academy and a short distance away from the A38 providing excellent transport links with the nearby centres of Burton-on-Trent, Lichfield, Derby, Nottingham and both East Midlands and Birmingham airports.

The house boasts a flexible and versatile layout with accommodation ideal for modern family life. The canopy porch opens into the reception hall with windows framing views across the rear gardens and doors leading off. A step down from the reception hall leads into the superb dual aspect lounge with ample space for soft seating and a family dining table, having a window to the side and large patio doors opening out to the rear garden. An archway leads into a cosy snug and at the heart of the house is the well-appointed breakfast kitchen which has a range of base and eye level units with work surfaces over, space for a range style cooker and further appliances, large picture window with views to the front and double doors open into the delightful light and spacious sitting room with fire surround providing a focal point.

Off the kitchen is a good sized study/home office, again enjoying a fantastic dual aspect with windows to the front and side, off here is a utility room with additional appliance space and door out to the rear garden. Completing the ground floor accommodation is the shower room which has a shower enclosure, vanity wash hand basin and WC.

Stairs rise to the first floor where the landing has doors leading off to five bedrooms with the principal bedroom being a generous double with a built-in wardrobe and an en-suite shower room. Bedroom two has dual aspect windows and fitted wardrobes along one wall which also provide eaves storage. There are three further bedrooms, all served by the family bathroom which is fitted with a panelled bath with shower attachment, separate shower enclosure, WC, vanity wash basin and built-in storage cupboard.

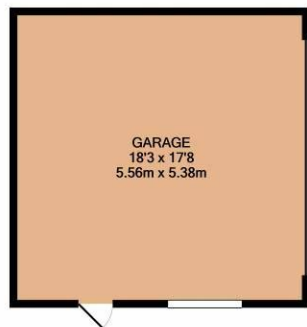
The property stands on a magnificent plot with gardens to all sides including a fabulous swimming pool with decked surround and large summer house. The gardens are mainly laid to lawn and are well established with delightful aspect over fields to the rear.

To the front there are lawns and a tree lined frontage with a good expanse of driveway leading to the detached double garage which has an electric up and over door and a pedestrian door to the side. The property is situated off a private drive serving just two properties. Viewing of this wonderful family home is highly recommended to appreciate the plot, position and accommodation on offer.

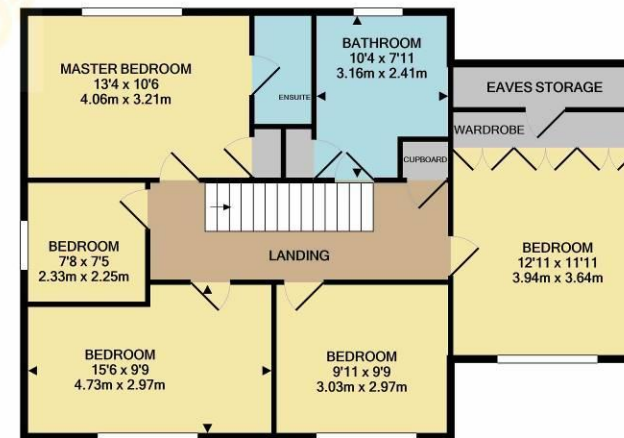
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Services: Mains water, drainage, electricity and gas are believed to be connected to the property, but purchasers are advised to satisfy themselves as to their suitability.
Useful Websites: www.environment-agency.co.uk ; www.eaststaffsbc.gov.uk/planning
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band
Our Ref: JGA/18082020







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		74 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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