



Beacon Road
Rolleston-On-Dove Burton-On-Trent

burchell
edwards

Beacon Road Rolleston-On-Dove Burton-On-Trent DE13 9EQ

for sale offers in excess of
£300,000



Property Description

Burchell Edwards are delighted to present this fantastic three-bedroom semi-detached family home, situated on a sought-after road in the highly desirable village of Rolleston-on-Dove.

Enjoying beautiful views across open countryside, this superb property offers the perfect blend of village living and excellent transport links. Conveniently positioned, the home provides easy access to Burton-on-Trent and is just a short drive from the A38, offering excellent connections towards Derby and Birmingham.

The property is set back from the road behind a generous tarmac driveway, providing off-road parking for multiple vehicles while enhancing privacy and kerb appeal.

Internally, the home is presented to a clean and well-maintained standard throughout. The spacious ground floor accommodation comprises a welcoming open-plan lounge, a generous dining room, a stunning kitchen/diner, and a convenient downstairs WC.

To the first floor, there are two excellent-sized double bedrooms, a well-proportioned single bedroom, and a the family bathroom.

Externally, the rear garden provides a tranquil and private outdoor retreat, ideal for relaxing and entertaining during the warmer months. Featuring a paved patio seating area and a generous lawn, the garden enjoys a peaceful atmosphere and a high degree of privacy. Additional benefits include a large storage shed and access to the property's garage via a private road, which offers further parking or storage space.

Entrance Hall

Wooden flooring, central heating radiator, pendant light, storage cupboard.

Downstairs W/C

Tiled flooring, window to side elevation, low level flush W/C, hand wash basin, central heating radiator.

Lounge

Wooden flooring, window to front elevation, central heating radiator, pendant light.

Dining Room

Wooden flooring, central heating radiator, pendant light.

Kitchen

Tiled flooring, central heating radiator x2, pendant light x3, window to rear elevation, doors leading to rear garden, cupboards over counters, window to side elevation, integrated oven & hobs, plumbing for washer, stainless steel sink & drainer.

Landing

Carpet flooring, window to side elevation, pendant light, loft access.

Bedroom One

Carpet flooring, window to front elevation, central heating radiator, pendant light, built in wardrobes.

Bedroom Two

Built in wardrobes (boiler located in one of these), window to rear elevation, central heating radiator, pendant light.

Bedroom Three

Carpet flooring, window to front elevation, central heating radiator, pendant light.

Family Bathroom

Wooden flooring, window to rear elevation, central heating radiator, low level flush W/C, hand wash basin, pendant light, shower over

bath.

Front Garden

Tarmac driveway providing off road parking for multiple vehicles.

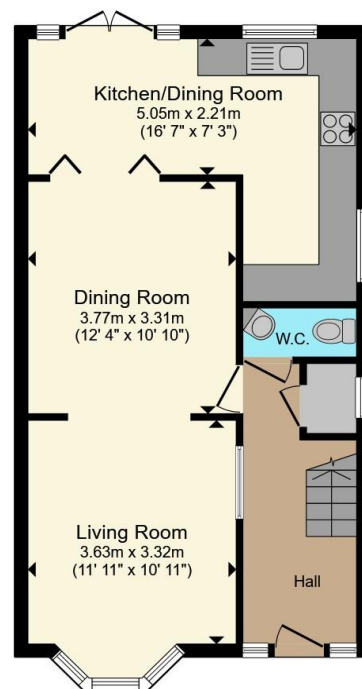
Rear Garden

Being mostly laid to lawn with a patio area and gated access to frontage. To the rear of the garden is a large storage shed plus separate large garage with electric roller door, power sockets and lights. Vehicle access to garage is via a private lane to the rear.

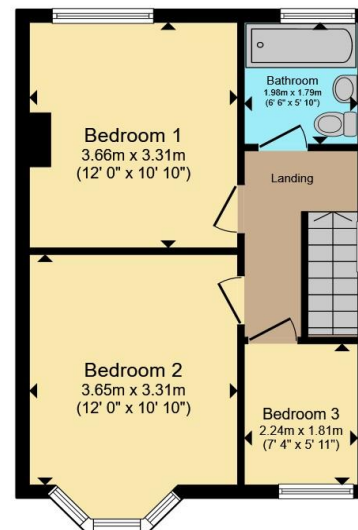








Ground Floor



First Floor

Total floor area 91.9 m² (989 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Burchell Edwards on

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BURTON-ON-TRENT DE14 1AN

EPC Rating: D Council Tax
Band: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/BUT211522



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