Alders Reach

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

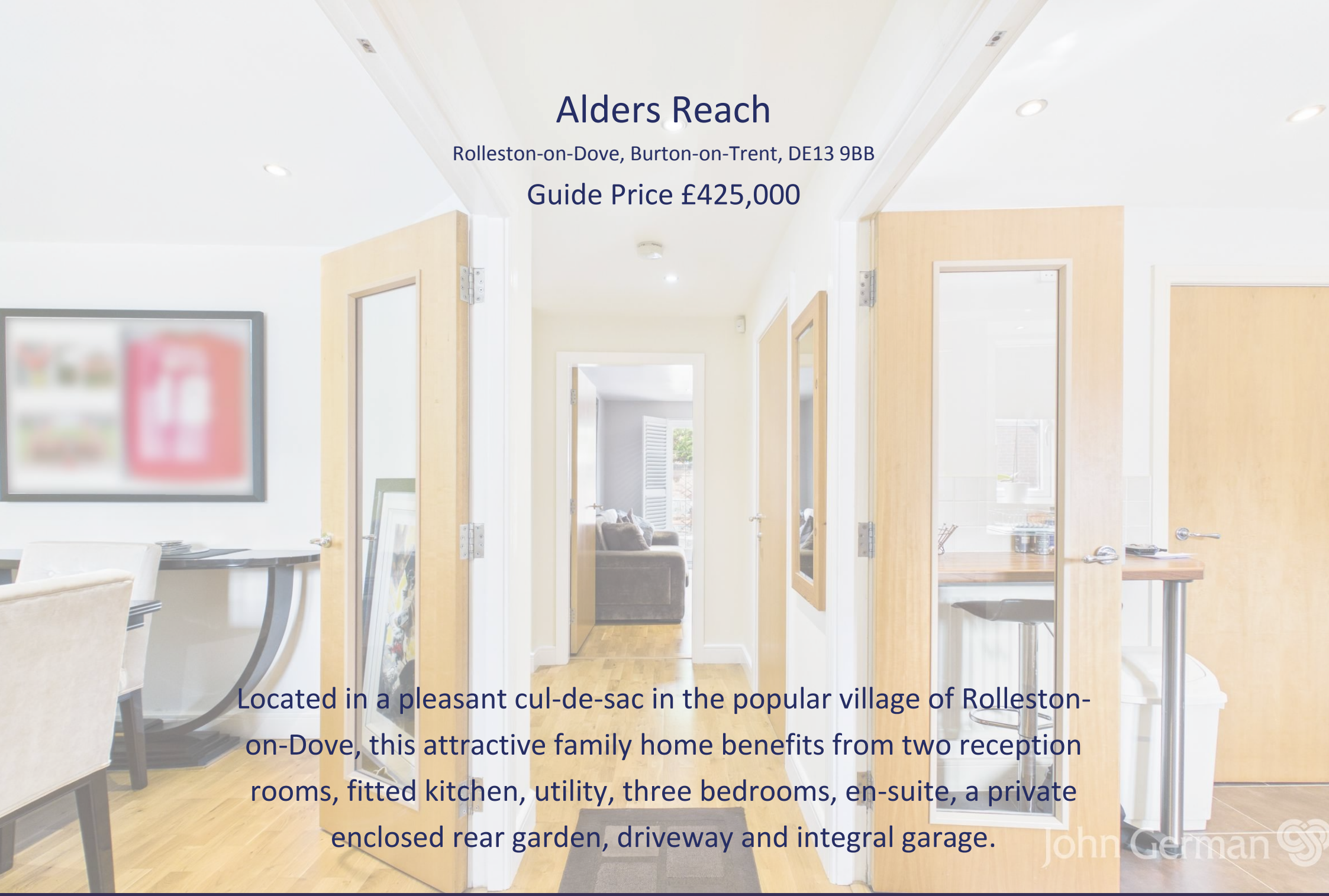



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Guide Price £425,000

Located in a pleasant cul-de-sac in the popular village of Rolleston-on-Dove, this attractive family home benefits from two reception rooms, fitted kitchen, utility, three bedrooms, en-suite, a private enclosed rear garden, driveway and integral garage.

Upon entering, the central hallway provides access to the ground floor accommodation, with stairs rising to the first floor and a useful guest cloakroom fitted with a WC and wash hand basin. The living room offers a comfortable space in which to relax, featuring a fireplace with surround and windows to both the front and rear elevations, allowing plenty of natural light to fill the room. A separate dining room provides an ideal setting for family meals and entertaining, with double doors connecting the space to the kitchen for convenient day-to-day living.

The kitchen is fitted with a range of matching wall and base units, complemented by work surfaces incorporating a sink and drainer, gas hob, extractor hood and electric oven. There is additional space for appliances, whilst a door leads through to the adjoining utility room, providing further storage, worktop space and plumbing for white goods, with the boiler also housed here.

Stairs lead to the first-floor landing, giving access to three bedrooms and the family bathroom. The principal bedroom is a generous double room, benefiting from fitted wardrobes and an en-suite shower room comprising a shower enclosure, wash hand basin and WC. The second bedroom is another well-proportioned double, whilst the third bedroom offers flexibility to suit a variety of needs, whether utilised as a bedroom, home office or dressing room. The accommodation is completed by the family bathroom, fitted with a bath and shower over, wash hand basin and WC, with tiled walls and flooring.

Externally, the property benefits from a block-paved driveway providing off-road parking and access to the integral garage, alongside a gravelled front garden which is easy to maintain. To the rear, the enclosed garden enjoys a good degree of privacy, with brick wall boundaries and a combination of paved patio and gravelled areas. Established shrubs and trees provide additional greenery, whilst the patio offers a pleasant spot for outdoor seating and relaxation.

Rolleston-on-Dove is a highly regarded village offering a welcoming community atmosphere, a range of local amenities including shops and public houses, and well-regarded schools. Burton-on-Trent is conveniently accessible for a wider range of shopping, leisure and everyday facilities, whilst the nearby A38 provides useful road connections towards Derby, Lichfield and beyond. The surrounding countryside also offers a variety of scenic walks and outdoor pursuits.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: We understand there is a communal charge which ranges from £100-£200 depending on the levels of maintenance.
It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Standard
Parking: Drive & garage
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: 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 E
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/12102026



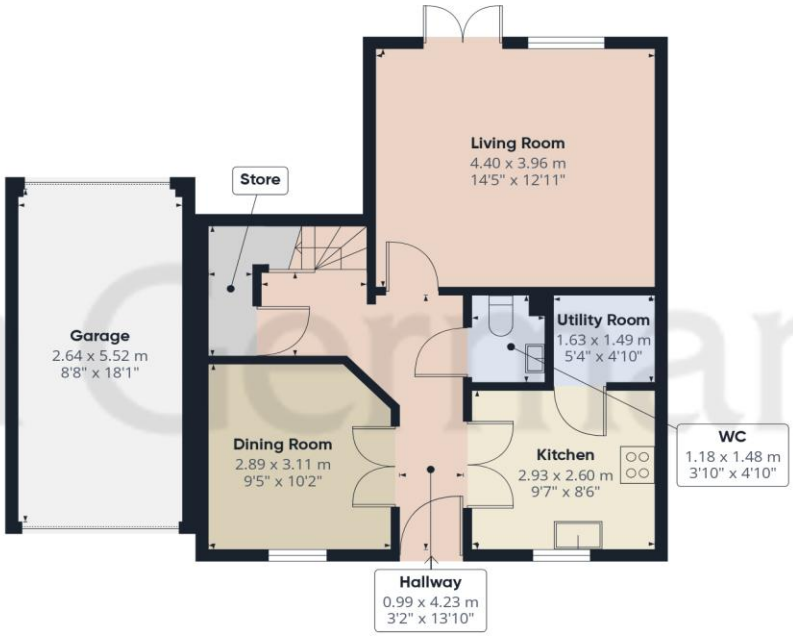



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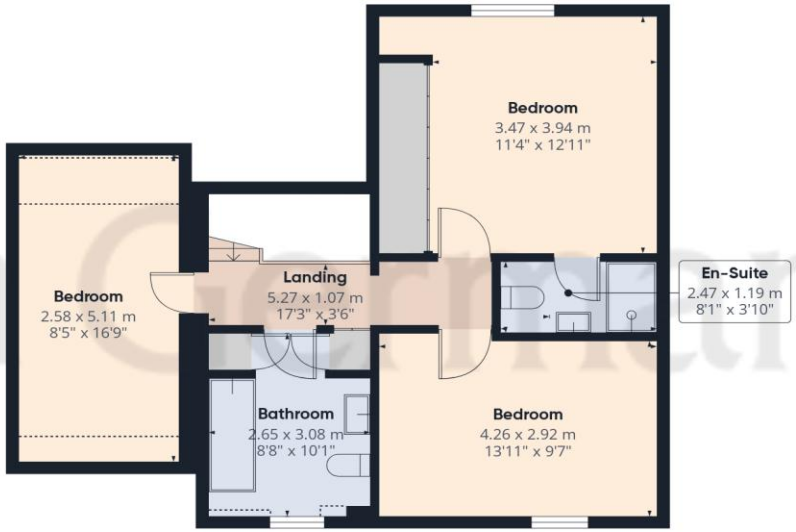

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Ground Floor





Floor 1

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Approximate total area(1)

120.8 m²

1300 ft²

Reduced headroom

3.4 m²

36 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

GIRAFFE360









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.

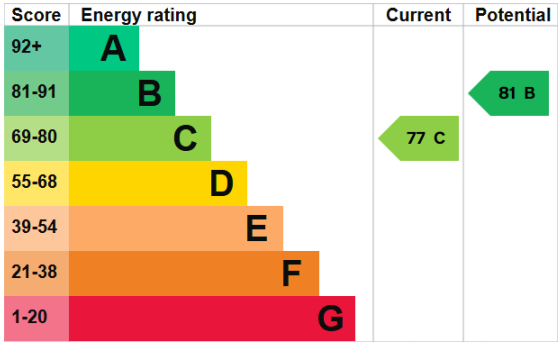
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

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.



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