Hall Road

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




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£390,000

Extended & spacious this superb well kept detached home has a quality feel perfect for a family in a lovely established location with the flexibility of two reception rooms, conservatory, a well appointed kitchen, impressive shower room, four bedrooms including a loft conversion bedroom, bathroom & separate wc, a large drive, established gardens & garden store.



This lovely welcoming home is set in an established location on Hall Road close to the village centre. 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, 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 provides spacious accommodation making this ideal for a family or downsizer not wanting to compromise on space.

Set behind a good size drive and artificial lawn for lower maintenance, the front door opens into a very impressive and spacious reception hall with stairs and doors leading off.

The lounge is to the rear with garden views and a fireplace adding a focal point along with patio doors opening into a good size conservatory, ideal to sit and enjoy views over the garden.

Across the hall is the dining room with a window framing views to front, this could also be used as a second sitting/family/play room or home office.

The kitchen is very well appointed with a range of units and an alcove under the stairs with deep drawers plus a built in cupboard adding extra storage. Integrated appliances include a double oven, electric hob, washing machine and dishwasher together with a practical tiled floor and a door to the side access.

To the first floor, the landing has doors leading off to three of the four bedrooms along with the family bathroom that has the benefit of both a bath and shower cubicle plus a separate WC.

Bedroom one has garden views and benefits from two built in cupboards, bedroom two is a good double room with a fitted wardrobe, a large storage cupboard and views to front while bedroom three is a single with fitted wardrobes, drawers and garden views.

A loft conversion has created a superb top floor bedroom with a skylight and a fitted work station across one wall, adding ideal work from home space.

To the rear there are well kept gardens with shaped lawns and borders together with a handy garden store/workshop.

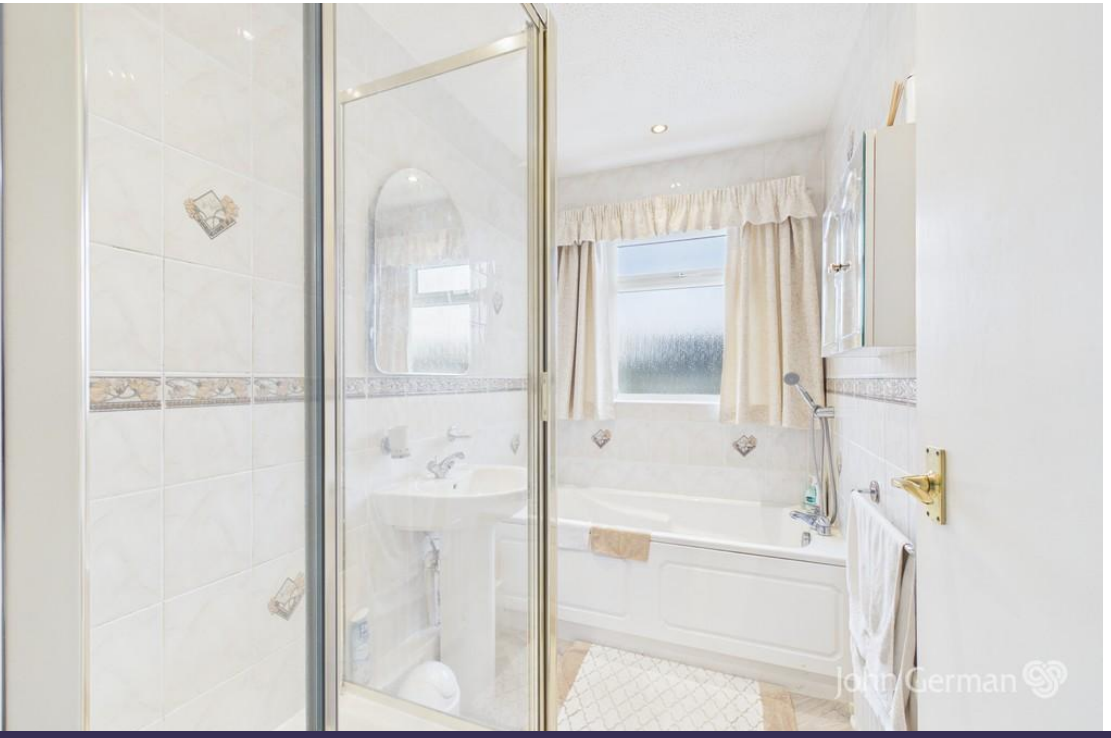
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Standard
Parking: Drive
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: TBC - 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 D
Useful Websites: www.gov.uk/government/organisations/environment-agency
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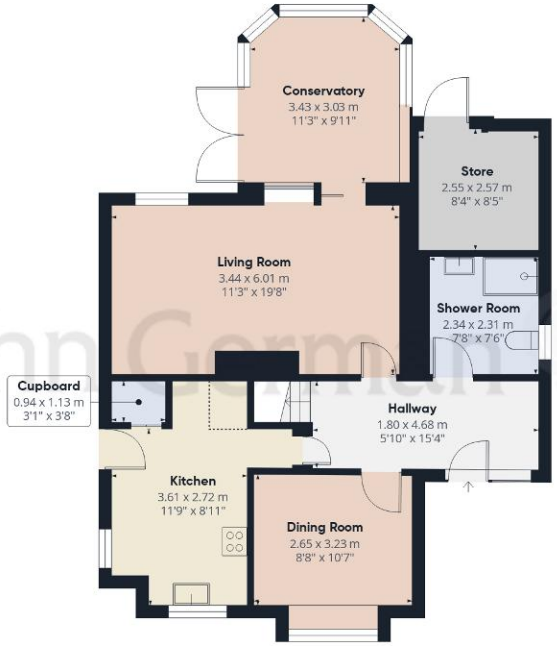



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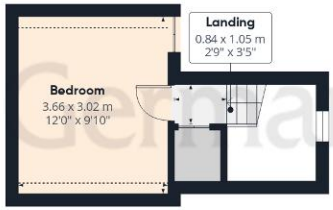

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Ground Floor



Floor 1





Floor 2

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Approximate total area(1)

130.4 m²

1404 ft²

Reduced headroom

1.9 m²

20 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









The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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.

Agents' Notes

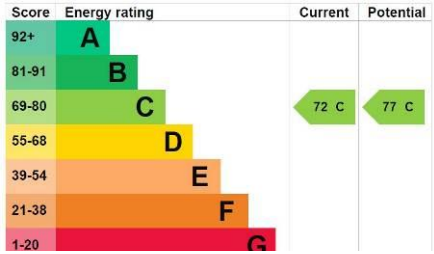
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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.

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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



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