



Beacon Road, Rolleston-On-Dove, Burton-On-Trent, DE13 9EG

Offers Around £415,000

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

Located in the heart of Rolleston on Dove, a beautiful Staffordshire vibrant village, this detached family home provides a wealth of character and sited within a generous mature west facing garden plot offering a good degree of privacy. The property is sold with the benefit of no upward chain.

The home has undergone a programme of renovation to provide substantial high specification accommodation throughout, with the benefit of gas central heating and uPVC double glazing. The internal accommodation briefly comprises: Entrance porch, hallway, bay fronted formal dining room/ family room with a multi fuel burner, a contemporary fitted dining kitchen offering a range of integrated appliances set behind gloss finished units and central island, guest cloakroom and dual aspect lounge diner with French patio doors onto the garden and an attractive view over the front garden.

On the first floor are four spacious bedrooms, separate shower room and family bathroom.

Outside, the residence is set back from the road with an extensive driveway giving access to the large detached brick garage with store to the rear and the potential to create a home office. A gate and pathway lead down the centre of the mature fore garden with its mature shrubs and trees, with side gate to the landscaped rear garden with patio area and pergola.

Viewings by Appointment Only.



The Accommodation

The picturesque village of Rolleston on Dove has a vibrant atmosphere with several public houses, local club, shops, amenities, village school, and is ideal for the growing family. Has delightful walks along the Jinney Trail or down alongside the River Dove., towards the historic village of Tutbury. The village is a short drive away from either the A38 or A50 connecting to the M1.

Front Porch

1.65m x 1.52m (5'5 x 5'0)

Entered through a new fitted composite entrance door (2022), ceramic tiled floor, uPVC double glazed windows to front and side aspects. A timber and glazed internal door leads to the hallway.

Formal Dining Room/ Family Room

4.52m x 3.66m (14'10 x 12'0)

The focal point of the room being the cast iron multi fuel burner set within a feature chimney breast, laminate wood effect floor covering, coving to ceiling, radiator, uPVC double glazed bay window and additional window to the side aspect.

Kitchen Diner

5.97m x 4.70m (19'7 x 15'5)

Fitted with a comprehensive range of modern high gloss fitted wall, base and drawer units with contemporary chrome handles, laminated rolled edge working surfaces, feature matching central island unit with breakfast bar, matching splash backs and Karndean slate effect floor covering, integrated stainless steel five ring gas hob with extractor hood above, oven and grill, integrated dishwasher, washing machine and tumble dryer, inset stainless steel sink, space and plumbing for American style fridge freezer, radiators, walk-in under stairs storage cupboard, ceiling LED down lighters, uPVC double glazed entrance door to side aspect, uPVC double glazed window and adjacent uPVC double glazed French doors giving views and access over the landscaped rear garden.

Guest Cloakroom

Fitted with a modern white two piece suite comprising; Wc and wash hand basin, white high gloss vanity unit, complimentary ceramic tiled splash backs with contrasting slate effect Karndean flooring, ceiling extractor fan and uPVC opaque double glazed window to the rear aspect.

Lounge Diner

7.24m x 3.71m (23'9 x 12'2)

The focal point of the room being the feature marble fire surround with matching hearth and back plate, recessed coal effect living flame fire, radiators, coving to ceiling, two wall light points, part carpet and laminate wood effect floor coverings, uPVC double glazed window to the front aspect with uPVC double glazed French doors giving views and access over the landscaped rear garden.

First Floor Landing

With turned spindle balustrade, access to roof space (the loft being partially boarded, having loft ladder and supplied with power and light).

Master Bedroom

4.55m x 3.68m (14'11 x 12'1)

Located on the front elevation with range of built in wardrobes to include overhead cupboard space with LED down lighting, walk in wardrobe (supplied with light), contemporary style fire surround with pebbled effect electric flame fire, radiator and uPVC double glazed window.

Bedroom Two

3.05m to wardrobe x 2.62m (10'0 to wardrobe x 8'7)

Having radiator and uPVC double glazed window to the rear aspect and built in wardrobe.

Bedroom Three

3.07m to wardrobe x 2.59m (10'1 to wardrobe x 8'6)

Having radiator and uPVC double glazed window to the front aspect and built in wardrobe.

Bedroom Four

3.00m x 2.67m (9'10 x 8'9)

Having window to the rear aspect and radiator.

Shower Room

1.63m x 1.60m (5'4 x 5'3)

A fitted modern white three piece suite shower room suite comprising; Wc, wash hand basin upon a white high gloss vanity unit, quadrant walk in shower, complimentary ceramic tiled walls with contrasting ceramic tiled floor, extractor fan, ceiling LED down lighters, chrome heated towel rail and uPVC opaque double glazed window to rear aspect.

Family Bathroom

2.92m x 1.73m (9'7 x 5'8)

Fitted with a modern contemporary white three piece suite comprising; Wc, pedestal wash hand basin and panelled bath, complimentary ceramic tiled splash backs with contrasting ceramic tiled floor, fitted cabinet with backlit vanity mirror, extractor fan, down lighters, radiator and uPVC opaque double glazed window to the side aspect.

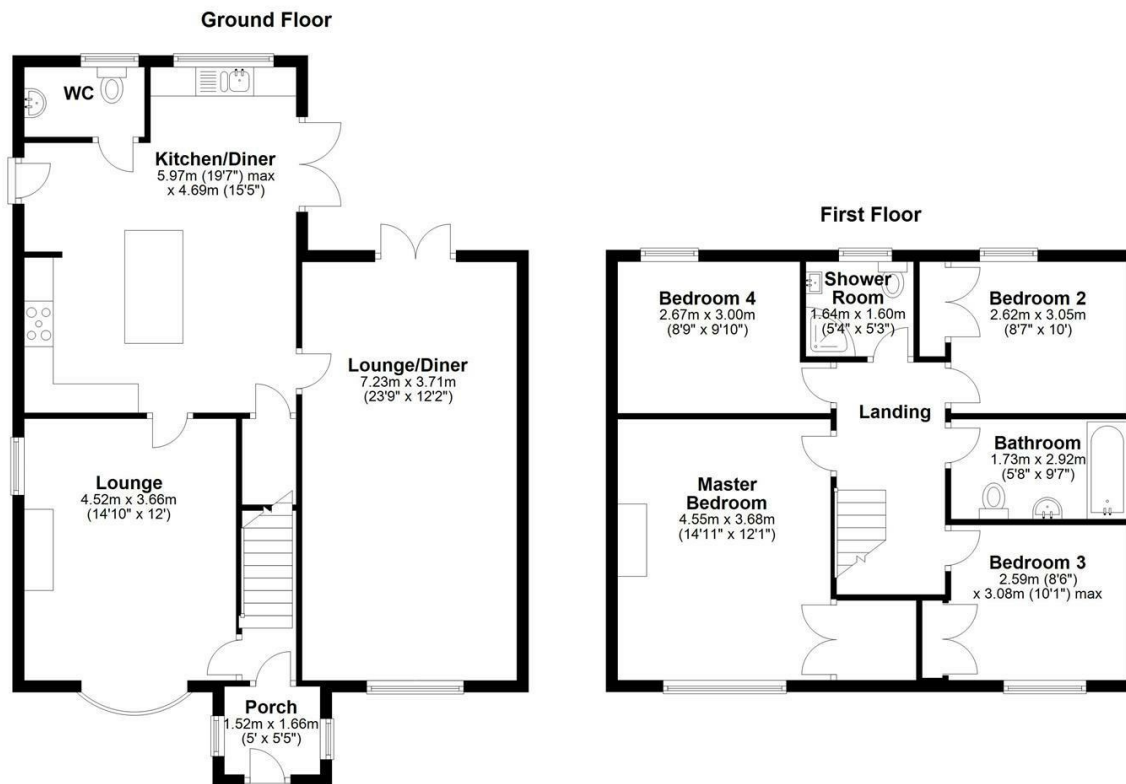
Detached Garage & Rear Store

The detached brick garage, measuring internally 5.17 x 3.18m, having up and over door and supplied with power and light. The rear store room/potential home office (to the rear of the garage), measuring internally 3.08 x 2.55m, having UPVC double glazed window, door onto the garden and supplied with power and light.

Draft details awaiting vendor approval and subject to change.







This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only, as a general indication of the layout. It does not form any part of any contract or warranty.
Plan produced using PlanUp.

Services. Main's water, gas and electricity are understood to be available to the property but none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

Money Laundering. Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

Agent Note. Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements. New development sites are increasingly implementing an on site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer.



Council Tax Band E

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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