



Rolleston Road,, Burton-On-Trent, DE13 0JZ

 Nicholas
Humphreys

Offers Over £343,000

**** Family Home ** Extensive Plot ** Property Video Available ** Generous Accommodation ** No Chain ****

A spacious detached family home set back from the road, featuring a wide block-paved driveway leading to an attached garage. Positioned on an extensive plot, the home includes a welcoming reception hallway with oak-finished flooring, a guest cloakroom, and a dual-aspect lounge diner with a feature fireplace and views over the rear garden. The spacious kitchen is well-equipped with ample storage, work surfaces, and a selection of freestanding appliances, with a UPVC door providing access to the garden. A separate front-facing dining room, currently used as a home office, adds flexibility to the living space.

First floor has a gallery landing leading to three double bedrooms, including a front-facing master with built-in wardrobes. The modern family bathroom features a four-piece suite, including a walk-in double shower and a corner bath. Outside, the property boasts a well-maintained rear garden with a patio, lawn, and steps leading to a terrace with decking and a detached workshop with power.

Additional benefits include fitted solar panels, available by separate negotiation, providing extra electricity with battery backup. The home is conveniently located near Burton Town Centre and Stretton, offering local shops and public houses. Viewings are by appointment only and highly recommended to appreciate both the property and the generous plot on offer.



The Accommodation

Rolleston Road offers a spacious detached family home set back from the road, featuring a wide, sweeping block-paved driveway that provides ample off-road parking for multiple vehicles, situated within an extensive plot, this well-presented home offers generous living space both inside and out.

The internal accommodation begins with a welcoming reception hallway, complete with oak-finished flooring, light décor, and a staircase rising to the first floor. From here, internal doors lead to a guest cloakroom, which is fitted with a white suite comprising a low-level WC, hand wash basin with tiled splashback, tiled flooring, and a UPVC double-glazed window to the side elevation.

A standout feature of the home is the dual-aspect lounge diner, offering picturesque view over the extensive rear garden. This bright and airy space also boasts, oak finished flooring a feature fireplace with an inset living flame coal-effect gas fire set within a decorative surround. Positioned across the rear aspect of the home, the spacious kitchen is well-equipped with a wide range of base cupboards, drawers, and matching high-level wall units. The sale includes a selection of freestanding appliances, including a range cooker with twin ovens, a grill, an electric hob with an extractor hood above, a dishwasher, and an upright fridge freezer. UPVC double-glazed windows flood the space with natural light, and a UPVC door provides access to the beautifully maintained rear garden.

At the front of the property, a separate formal dining room, currently used as a home office, features oak-finished flooring and offers a versatile additional living space.

On the first floor, a gallery landing leads to three generously sized double bedrooms. The master bedroom, positioned at the front, includes a selection of built-in double wardrobes, while a modern family bathroom serves the household. The bathroom is fitted with a stylish four-piece suite, comprising a WC, hand wash basin, walk-in double shower enclosure with complementary wall tiling, and a corner bath with a mixer shower attachment. A UPVC double-glazed window provides natural light to the rear aspect.

Externally, the property boasts an extensive frontage leading to the attached single garage housing the gas central heating boiler, and a pedestrian side entrance to the well-maintained rear garden. Offering a high degree of privacy, the garden is backed by mature trees and features a paved patio area, extensive lawn steps leading to a garden terrace with decking and further patio. A detached, purpose-built timber workshop with power adds further practicality to the outdoor space.

The property also benefits from fitted solar panels, available for sale by separate negotiation. These provide additional electricity to the home, with a battery backup system enhancing energy efficiency.

Conveniently located for a range of local amenities, the home is within easy commuting distance of Burton Town Centre and the nearby village of Stretton, which offers various public houses and village shops. Viewings are strictly by appointment and are highly recommended to fully appreciate not only the home itself but also the extensive plot on offer.

Reception Hallway

Lounge

7.32m x 3.18m (24'0 x 10'5)

Dining Room

3.81m x 3.00m (12'6 x 9'10)

Kitchen

4.93m x 2.41m (16'2 x 7'11)

Guest Cloakroom

First Floor

Master Bedroom

4.27m to wardrobes x 3.00m (14'0 to wardrobes x 9'10)

Double Bedroom Two

3.63m x 3.18m (11'11 x 10'5)

Bedroom Three

3.61m x 3.18m (11'10 x 10'5)

Bathroom

3.00m x 2.41m (9'10 x 7'11)

Workshop

7.01m x 3.84m (23'0 x 12'7)

Garage

5.31m x 2.44m (17'5 x 8'0)

Property construction: Standard

Parking: Drive & Garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band E

Broadband type: Cable to property Speed 1GB

Local Authority: East Staffordshire Borough Council

Useful Websites: www.gov.uk/government/organisations/environment-agency

The property information provided by Nicholas Humphrey Estate Agents 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. 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.

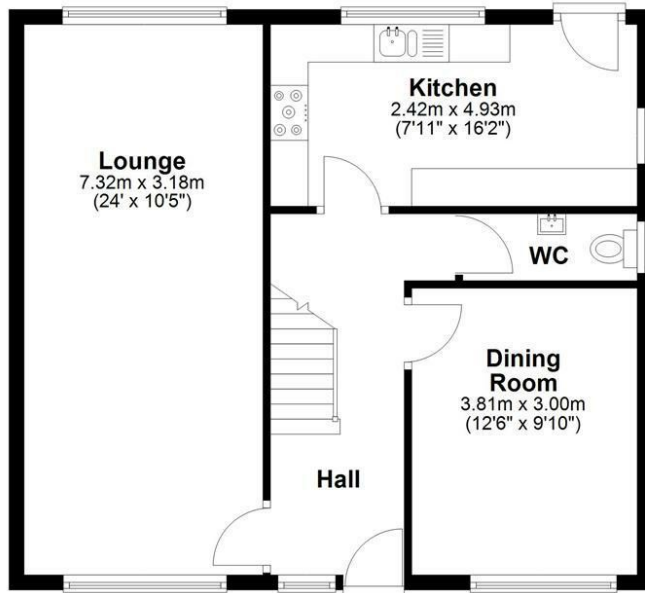
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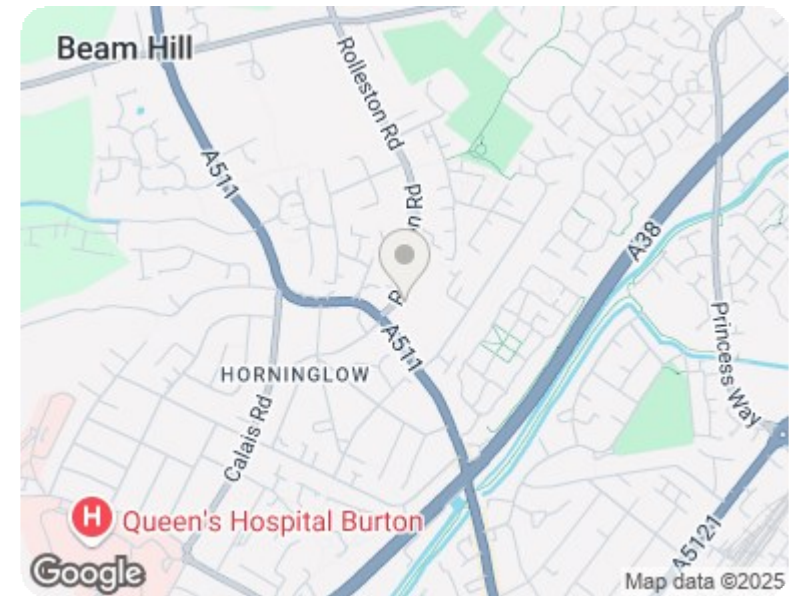
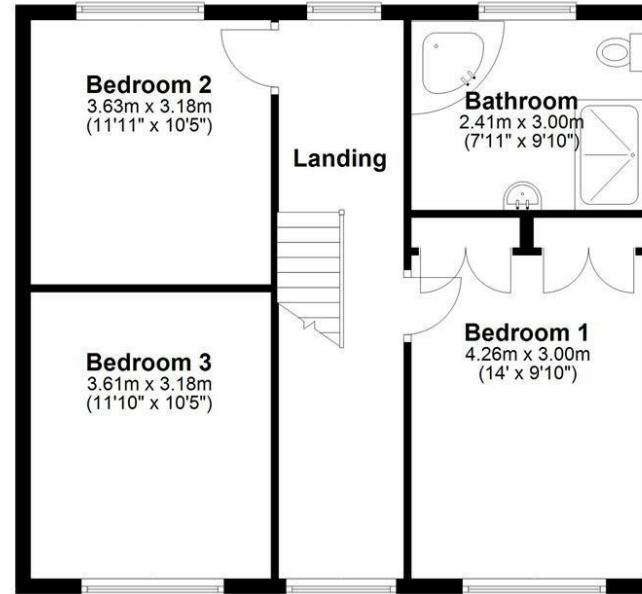




Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	65	
(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	

Council Tax Band E

Freehold

Services. If & where stated in the details main's water, gas and electricity are understood to be available to the property, 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.

Floor Plans. To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

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.

Survey. We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

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 and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. 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 before exchange of contracts.

Selective License Areas. The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. A license fee for application will be payable and work to the home maybe required. Full information: <https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme>

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