



25 The Lawns  
Rolleston On  
Dove  
Burton Upon  
Trent  
Staffordshire  
DE13 9DA

Price £575,000

- Superbly remodelled and extended
- Extensive plot
- Stunning views to the rear
- Five bedrooms
- Impressive kitchen, diner and family area with log burner
- Dual aspect lounge
- Separate Dining room
- Principal bedroom with Juliette Balcony and ensuite
- Family bathroom
- Ample parking and two garages

## GENERAL INFORMATION

### THE PROPERTY

Sit in the highly favoured village of Rolleston on Dove is this superb five-bedroom detached home that, under the direction of the current owners, has been extended and remodelled to create an impressive family home with stunning views over countryside and an extensive plot. Offering a stylish open plan kitchen, dining and family area, enhanced by a log burner and views over the garden, the further accommodation includes a separate dining room, a dual aspect lounge, utility, guest cloakroom and access to one of the garages.

On the first floor is a principal bedroom with a Juliette balcony, a spacious ensuite with his and her basins, three further double bedrooms, a fifth bedroom currently used as an office, and a modern family bathroom.

### OUTSIDE

To the front is an extensive driveway with adjacent lawn and shrub borders.





The rear is a true feature. Once you have taken in the countryside views, you become aware of the size of the garden. This is great for families; there is lots of space for a child play area, decked and paved patio areas, and a summer house.

#### LOCATION

Rolleston is always a sought-after location. The village offers a primary school, a butcher, a post office and a convenience store. There are ample walks, public inns and eateries. The A38 and A50 offer great onward travel to Derby, Birmingham, Nottingham and Lichfield cities.

#### ACCOMMODATION

Entrance door opening through to hallway.

#### HALLWAY

2.03m width x 4.60m (6'7" width x 15'1")  
Stairs off to first floor, door to kitchen, door to dining room/lounge and a further door which opens into a useful under stairs storage cupboard.

#### DINING ROOM

4.32m x 3.21m (14'2" x 10'6")

Window to the front aspect, radiator, ceiling light point, coving to ceiling, door to kitchen and a further door opening through to the spacious lounge.

#### LOUNGE

3.63m width x 6.47m (11'10" width x 21'2")

Is a lovely bright and airy dual aspect room with window to the front aspect, sliding patio doors leading out onto the rear terrace, there is coving to ceiling, radiator and ceiling light points.

#### IMPRESSIVE LOUNGE/DINING/KITCHEN AREA

6.73m min 9.01m max x 6.82m min 7.32m max  
(22'0" min 29'6" max x 22'4" min 24'0" max)

This great space is ideal for entertaining, there is ample space for dining room table, chairs, sofas and a log burner. Two sets of Bi fold doors lead out on to a rear decked patio area, French doors open on to a further patio area, there is an extensive range of base cupboards, an island unit with breakfast bar, Granite worktops incorporate a

stainless steel sink and a four ring Neff hob, built in appliances include a single oven, a combi oven and microwave with heated drawer below and dishwasher, there are recessed ceiling down lights, Velux windows and ample space for an American style fridge freezer, attractive wood effect flooring and a wide opening that leads through into the utility space.

#### UTILITY SPACE

2.07m x 2.34m (6'9" x 7'8")

Is equipped with base cupboards with work tops over and inset with a stainless steel sink and side drainer, there is space for washing machine, tumble drier, tiled splashbacks, Velux window and a further obscure window to the side aspect, a door leads through to the attractive cloakroom.

#### CLOAKROOM

2.09m length x 1.18m (6'10" length x 3'10")

Has a W.C., vanity unit with hand wash basin inset, tiled splashbacks, chrome heated towel rail, recessed ceiling down lights and obscure window looking out to the rear garden.



#### **GARAGE FIRST PART**

5.23m x 2.41m (17'1" x 7'10")

Up and over door, power and light and access internally.

#### **GARAGE SECOND PART**

5.28m x 3.03m width (17'3" x 9'11" width)

Up and over door, power and light, door leads through into the rear garden.

#### **FIRST FLOOR**

##### **LANDING**

With loft access point, useful storage cupboard and doors lead off to.

##### **PRINCIPAL BEDROOM**

3.58m x 4.97m (11'8" x 16'3")

Has coving to ceiling, ceiling light point, sliding patio doors to a Juliette balcony and a door leading off to an en suite.

##### **EN SUITE**

1.48m x 3.55m (4'10" x 11'7")

Is equipped with a large walk in shower enclosure with glazed screen, vanity unit with his and hers sinks and waterfall mixer taps, W.C., chrome



heated towel rail, attractive tiled walls and flooring, recessed ceiling down lights and an obscure window to the front aspect.

##### **BEDROOM TWO**

2.59m x 4.93m to front of wardrobe (8'5" x 16'2" to front of wardrobe)

Large window to the front aspect, wood effect flooring, coving to ceiling, ceiling light point and radiator.

##### **BEDROOM THREE**

3.75m x 2.66m to window (12'3" x 8'8" to window)

Has a large window looking out over the rear aspect and offering stunning views over countryside, coving to ceiling, wood effect flooring, ceiling light point and radiator.

##### **BEDROOM FOUR**

3.78m to window x 2.42m width (12'4" to window x 7'11" width)

Window to the front aspect, ceiling light point and radiator.

##### **BEDROOM FIVE**

2.58m x 2.39m (8'5" x 7'10")

Has a window to the rear aspect, radiator and ceiling light point.



##### **FAMILY BATHROOM**

2.63m x 1.63m width (8'7" x 5'4" width)

Is equipped with a bath with mixer taps and separate shower over, there is a W.C., pedestal hand wash basin, there are attractive tiled surrounds, obscure window to the rear aspect and chrome heated towel rail.

##### **OUTSIDE**

The property sits back on The Lawns on an attractive corner plot with an extensive block paved drive providing parking for a number of vehicles with adjacent lawn and herbaceous borders. The rear of the property is a stunning feature with superb views across open countryside, the property offers an extensive lawn with paved patio area, mature trees, decked patio areas and a post and rail fence so as to not obscure the views.

##### **TENURE**

**FREEHOLD** - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

##### **COUNCIL TAX BAND**

East Staffordshire Borough Council- Band E



## CONSTRUCTION

Standard Brick Construction

## CURRENT UTILITY SUPPLIERS

Gas - Eon

Electric - Eon

Water - Mains

Sewage - Mains

Broadband supplier - Vodafone

## BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

## CONDITION OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

## FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website with regards to flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

## SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

## VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 06/2024) A

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 DE24 8GX  
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	78
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		