



272 Rolleston Road, Burton on Trent, DE13 0AY





Enjoying an idyllic rural outlook to the front aspect is this individually designed detached home, benefitting from contemporary open plan interiors, four generous double bedrooms and an attractive plot including ample parking and private gardens. Completed in 2016 to an excellent specification, this bespoke designed detached home offers versatile living accommodation and well proportioned bedrooms in a superb location with easily accessible amenities close by. The interiors comprise a brief reception hall, lounge, playroom/study, open plan living & dining kitchen, utility and cloakroom to the ground floor, with four double bedrooms, a master en suite and family bathroom to the first floor. Outside, a sweeping driveway provides ample parking to the front aspect and a secluded garden is set to the rear. The property is serviced by mains

gas central heating, hardwood double glazing and a further 5 years on the LABC warranty.

The property lies in a popular residential setting part way between the villages of Stretton and Rolleston on Dove, both of which offer an active community and excellent facilities. Rolleston on Dove is home to two country pubs, a Co-op and post office, with further convenience amenities found in Stretton. The property lies within catchment for the highly regarded St Modwens Catholic School which feeds into DeFerrers Academy, both of which lie within a short walk of the property. The location is ideal for access to the A38 and A50, rail travel in Burton on Trent gives direct links to Derby and Birmingham and the International Airports of Birmingham and East Midlands are both within a 40 minute drive.



- Bespoke Designed Detached Home
- Pleasant Open Outlook to Front
- Contemporary Open Plan Living
- Work-From-Home Space
- Two Reception Rooms
- Open Plan Dining & Living Kitchen
- Reception Hall, Utility & Cloakroom
- Four Double Bedrooms
- Master En Suite & Bathroom
- Landscaped Rear Garden
- Ample Parking to Front
- DeFerrers School Catchment
- Easy Access to Amenities, Commuter Routes & Rail Travel

#### Reception Hall

A composite front door opens into the spacious hallway, having stairs rising to the first floor with storage beneath, and oak doors opening into:

#### Lounge 4.8 x 3.83m (approx. 15'9 x 12'7)

A spacious and well presented reception room having window to the front aspect

#### Study/Playroom 2.35 x 2.16m (approx. 7'9 x 7'1)

A versatile space having window to the front aspect

#### Open Plan Living & Dining Kitchen 7.4 x 2.85m (approx. 24'3 x 9'4)

A stunning family space with a comprehensively fitted kitchen, Orangery style dining room and cosy sitting room. The **Kitchen** comprises a range of base and island units with oak Butcher block worktops over, housing an inset sink, integral washing machine and spaces for an American fridge freezer and range cooker. Worktops extend to one side to create a breakfast bar and there is a **Sitting Room** to one side with a window to the rear, and the impressive **Dining Room** 4.0 x 3.0m (approx. 13'1 x 9'10) with vaulted ceilings and skylights has bifold doors opening out to the rear garden

#### Utility 2.36 x 1.73m (approx. 7'9 x 5'8)

Fitted with base units housing an inset sink with side drainer and spaces for both a washing machine and tumble dryer, with tiled splash backs and a door into:

#### Cloakroom

Fitted with wash basin, WC and an obscured window to the side. The wall mounted boiler is housed in here







Stairs rise to the **First Floor Landing**, where there is a window to the side aspect and doors open into:

**Master Bedroom** 3.83 x 3.34m (approx. 12'7 x 10'11)

A spacious principal bedroom having window to the front with attractive rural views, a range of mirror fronted fitted wardrobes and private use of:

**En Suite**

Comprising a modern suite having pedestal wash basin, WC and double walk in shower, with tiled splash backs, tiled flooring, a heated towel rail and an obscured window

**Bedroom Two** 3.86 x 2.84m (approx. 12'8 x 9'4)  
With a window to the rear aspect



**Bedroom Three** 3.45 x 2.84m (approx. 11'4 x 9'4)  
Another spacious double room having window to the rear

**Bedroom Four** 2.8 x 2.36m (approx. 9'3 x 7'9)  
A useful bedroom offering potential for a use as a double room, having window to the front with a pleasant rural outlook

**Bathroom**

Fitted with a white suite having pedestal wash basin, WC and bathtub with shower unit over, having tiled flooring, half tiling to walls, a heated towel rail and an obscured window





## Outside

The property lies on the popular Rolleston Road, set beyond a generous block paved driveway with parking for a number of vehicles. The property enjoys a pleasant open outlook over farmland to the front and a footpath gives access to the local village centres of Rolleston on Dove and Stretton. Gated access to the side leads into:

## Gardens

A well tended garden lies to the rear aspect where there is a landscaped paved terrace leading onto lawns. The garden is safely enclosed to all sides, the shed is included in the sale and there is exterior lighting and a water point

Score	Energy rating	Current	Potential
92+	A		92+ A
81-91	B	85   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**General note:** 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.

**Measurements:** Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

**Consumer Protection Regulations:** Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.