

SCARGILL MANN & CO.

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3 Field Drive

Rolleston On Dove, Burton Upon Trent, Staffordshire DE13 9ED



A superb opportunity to acquire a spacious four-bedroom home with double garage, generous garden, and planning consents for a superb two storey front and single storey rear extension.

- Private location • Heart of the village • Generous size plot
- Spacious accommodation • Plans to create an even larger home • Planning consent number BR/2020/0166
 - Double garage • 1960's contemporary design
 - **VIEWING ESSENTIAL** •

Price £495,000



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GENERAL INFORMATION

THE PROPERTY

A superb opportunity to acquire a spacious four-bedroom family home in the heart of the village which is set in a generous plot with a good degree of privacy. There is current planning consents in place for a two-storey front and single storey rear extensions (BR/2020/0166). The current accommodation includes a light and spacious hallway. A dual aspect lounge with patio doors out to the rear garden. A dining area with full length window looking out to the rear garden and an opening into a family area with kitchen beyond. There is a further patio door off the family area giving access to the rear garden. There is a modern utility space with door leading into the garage. To the first floor off a spacious landing are four good size bedrooms, a modern bathroom, and a separate w.c.

Outside, the residence is set in a secluded yet convenient location with a driveway providing ample parking and giving access to the double garage. A gate leads down the side of the property and opens into the superb enclosed rear garden with its recently planted trees, patio, and vast expanse of lawn. All offering a good degree of privacy.

LOCATION

Rolleston on Dove is a much favoured and sought-after location. This attractive village has everyday amenities with a Co-op, convenience store, butchers, church, popular public inns and restaurants and an excellent primary school. For those requiring to travel, there is easy access to the A38 and A50 which connect to the further motorway network beyond. There are train stations in the nearby town centre of Burton upon Trent, along with Hatton, Willington and Derby. East Midlands Airport is approximately 14/15 miles away and Birmingham International Airport approximately 34 miles

away.

ACCOMMODATION

ENTRANCE

An open canopy leads to the front entrance door opening into the:

SPACIOUS ENTRANCE HALL 2.65m x 4.41m (8'8" x 14'6")

Having wood effect flooring, useful under-stairs storage cupboard, cloaks cupboard and attractive glass and timber balustrades to the stairs. Doors lead off to the lounge, kitchen and to the:

GUEST CLOAKROOM 1.12m x 1.75m (3'8" x 5'9")

Fitted with a modern suite incorporating a vanity unit with wash hand basin and built in w.c.. There is tiling to the walls, ceiling light point and radiator.

LOUNGE 4.20m x 6.82m (13'9" x 22'5")

A really light room with light flooding in from the full length front and side windows and rear large patio doors. There is a feature fire surround with a living flame effect fire inset. A glass and timber sliding door leads through to the:

OPEN PLAN DINING, FAMILY AND KITCHEN AREA

Incorporating:

DINING AREA 4.00m x 3.54m (13'1" x 11'7")

Having wood effect flooring, a large full length picture window out to the rear patio and garden beyond, ceiling light point and leading on to the:

FAMILY AREA 2.87m x 2.90m (9'5" x 9'6")

Having a sliding patio door out to the rear terrace with garden beyond, recessed ceiling lights and opening through to the:

FITTED KITCHEN 2.8m x 4.06m (9'2" x 13'4")

Fitted with a range of base cupboards, larder units and



matching wall mounted cabinets. Worktops are inset with a four ring gas hob and one and quarter sink with mixer taps. Integrated appliances include a double oven and dishwasher. There is a door back into the entrance hall and a further door opens into the:

UTILITY ROOM 3.00m x 2.25m (9'10" x 7'5")

With a continuation of the wood floor. Fitted with a base cupboard and matching wall mounted cabinets, there is space for a fridge/freezer, washer and dryer. A door leads off to the garage and a further door to the front aspect.

FIRST FLOOR ACCOMMODATION

LANDING 6.42m max 4.03m min x 2.46m (21'1" max 13'3" min x 8'1")

A lovely light area with a window that looks out over the front aspect and ceiling light points

BEDROOM ONE 4.03m x 3.50m (13'3" x 11'6")

Having a window that looks out over the rear garden with views over the park beyond. There is a built-in wardrobe providing hanging space and shelving with over-head cabinets above. Radiator and ceiling light point.

BEDROOM TWO 2.86m x 3.51m (9'5" x 11'6")

Again offering views over the garden and park beyond. There is a loft access point, radiator and ceiling light point.

BEDROOM THREE 3.50m x 3.50m (11'6" x 11'6")

Another bedroom with views out over the lovely rear garden. There are built-in wardrobes providing hanging space. Ceiling light point and radiator.

BEDROOM FOUR 2.48m X 3.63m (8'2" X 11'11")

With a window that looks out to the front aspect, radiator, ceiling light point and built-in double wardrobe

BATHROOM 1.90m x 1.84m (6'3" x 6'0")

Equipped with a modern suite that includes a panelled bath

with shower over and glazed screen, wash hand basin and a range of built-in storage cupboards. There are fully tiled walls and recessed ceiling down-lights.

SEPARATE W.C.

Having a window to the side aspect and w.c.

OUTSIDE AND GARDENS

The front of the property is lovely and secluded with a good size drive providing parking for vehicles, a tree border, access to the rear garden and access to the double garage.

DOUBLE GARAGE 5.45m x 4.79m (17'11" x 15'9")

Having twin up and over doors, power, light and a window to the side aspect.

To the rear is a fabulous lawned garden with mature trees, newly planted peach trees and patio area. This is a great and any extension to the rear aspect will still leave an impressive size garden.

TENURE

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 F

VIEWING

Strictly by appointment through Scargill Mann & Co - Burton office (ACB/DLW April 2021)/A

AGENTS NOTE

Copies of plans, building regulations, and calculations are available from Scargill Mann & Co

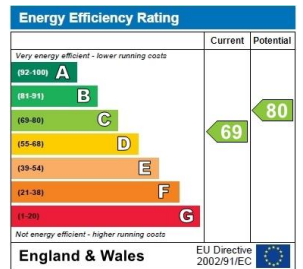


GROUND FLOOR

1ST FLOOR



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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CONDITIONS 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.

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