SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

14 Glebe Close

Rolleston On Dove, Burton Upon Trent, Staffordshire DEI3 9BP



An extended, well maintained and well presented detached residence with three excellent size bedrooms situated in the highly sought after village of Rolleston on Dove.

- Well maintained and presented Extended with three excellent size bedrooms
- Entrance hallway with cloakroom off Lounge/ diner with doors to rear garden
 - Fitted kitchen Family bathroom
 - Ample parking and garage/workshop Superbly presented rear garden
 - VIEWING ESSENTIAL •

Price £285,000



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GENERAL INFORMATION

THE PROPERTY

A well maintained and presented detached home that has been extended to create spacious three bedroom accommodation. The gas centrally heated and double glazed accommodation has an entrance hallway with guest cloakroom off. A through lounge and dining area with doors out to the rear garden. A fitted kitchen with door to the side and to the first floor are three double bedrooms and a family bathroom.

Outside there is a front driveway providing ample parking, Double gates secure the side and rear where a workshop/garage can be found and a fully enclosed and superbly presented rear garden offers patio areas, lawn and well stocked flower and shrub borders.

LOCATION

Rolleston on Dove has long been one of Staffordshire's most popular villages due to its charming period architecture, good range of amenities including primary school, shops, regular bus service, village inns, cricket club, church and surrounding open countryside offering pleasant walks. The village is conveniently located close to the A38 and A50 making it within commuter distance of Derby, Burton upon Trent, Nottingham and Stoke as well as the main motorway network and East Midlands airport.

ACCOMMODATION

ENTRANCE DOOR

Provides access to:

HALLWAY 1.47m x 4.52m (4'10" x 14'10")

Having window to side aspect, stairs to first floor landing, door to kitchen, door to lounge and further door to:

GUEST CLOAKROOM 0.89m x 1.53m (2'11" x 5'0")

Fitted with a w.c and vanity unit with wash hand basin inset. Obscure window to front aspect, further window to side aspect, radiator, ceiling light point and attractive wood effect flooring.

LOUNGE 3.65m x 5.15m (12'0" x 16'11")

With large window to front aspect, radiator, ceiling light point, coving to ceiling and an attractive carved timber fire surround with marble effect hearth and electric fire inset. Wide opening to:

DINING ROOM 3.17m x 3.26m (10'5" x 10'8")

Having french doors leading out onto the rear patio, coving to ceiling and ceiling light point. Bi-fold door to:

FITTED KITCHEN 2.26m \times 5.96m max (7'5" \times 19'7" max)

Fitted with a range of base cupboards and drawer units with worktops over which are inset with a one and a quarter sink with mixer tap over and a four ring electric hob. Complementary range of wall mounted cabinets, integrated Bosch double oven and spaces for fridge, freezer and washing machine. Tiled surrounds and flooring. Windows look out over the attractive rear garden, further window and door to side. Useful







under stairs pantry cupboard.

FIRST FLOOR ACCOMMODATION

LANDING

With window to side aspect, loft access point and doors leading off.

BEDROOM ONE 3.15m x 3.19m (10'4" x 10'6")

With window overlooking the rear garden, radiator, ceiling light point and a cupboard housing the domestic hot water and central heating boiler.

BEDROOM TWO 3.03m x 2.84m (9'11" x 9'4")

With window to front aspect, radiator and ceiling light point.

BEDROOM THREE 2.62m x 3.71m (8'7" x 12'2")

With windows to front and side aspects, radiator and ceiling light point.

FAMILY BATHROOM

Fitted with a panelled bath with period style mixer taps/ shower attachment along with a Triton electric shower over and glazed side screen, vanity unit with wash hand basin and w.c. Airing cupboard housing the hot water tank. Obscure window to side aspect, fully tiled walls, chrome heated towel rail and ceiling light point.

OUTSIDE AND GARDENS

The property is set back from the road behind a lawned fore garden with attractive herbaceous planting. A block paved driveway provides ample parking with double gates leading down the side of

the property to a detached brick built workshop.

The rear garden is fully enclosed and attractively landscaped with shaped lawns, shrubbed beds, patio area and ample space for shed and greenhouse.

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 D

VIEWING

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







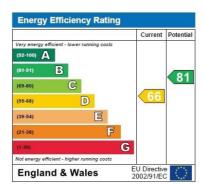
GROUND FLOOR

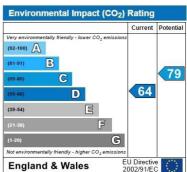
1ST FLOOR











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 particular 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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