

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

14 Glebe Close

Rolleston On Dove, Burton Upon Trent, Staffordshire DE13 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 x 5.96m max (7'5" x 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



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, wall, ceiling and air space here 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 here are not their brand and no guarantee as to their operability or efficiency can be given.
 Made with MyPlan 1/2020



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		66	81
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		64	79
	EU Directive 2002/91/EC		

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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