



The Lawns
Rolleston-On-Dove Burton-On-Trent

burchell
edwards

The Lawns Rolleston-On-Dove Burton-On-Trent DE13 9DD

for sale
£300,000



Property Description

Burchell Edwards are delighted to bring to market this exceptionally well-finished and sizeable 3 bedroom detached bungalow, situated on a lovely private road in the desirable area of Rolleston-On-Dove. Conveniently located, the property is well connected to main transport routes in-and-out of Burton-on-Trent and is within a moment's drive of the A38 to Derbyshire/Birmingham in either direction.

The property welcomes you with an extensive driveway providing off road parking for multiple vehicles as well as a beautiful front garden which provides enhanced privacy of the property. Internally, the property has been finished to a lovely standard throughout and offers a spacious accommodation consisting of: a light and airy lounge, a substantial dining area; an additional reception room with the property's conservatory which could be utilised in a multitude of ways; a functioning kitchen which offers ample storage; wide hallway with an integrated storage cupboard; the family bathroom along with three great sized bedrooms, 2 of which are doubles. Externally, the landscaped, low maintenance rear garden provides a peaceful setting with a seating/outdoor dining area and a high level of privacy. The garden presents a perfect relaxation area. Viewing of this lovely property is essential.

Entrance Hall

Carpet flooring, pendant light, central heating radiator, integrated storage cupboard.

Lounge

Carpet flooring, window to rear elevation, pendant light, central heating radiator.

Dining Room

Carpet flooring, pendant light x2, central heating radiator, doors leading to conservatory.

Conservatory

Vinyl flooring, windows to rear elevation, doors

leading to rear garden.

Kitchen

Vinyl flooring, window to rear elevation, access door to/from car port/driveway, pendant light, cupboards over counters, steel sink & drainer, plumbing for washer, central heating radiator.

Bedroom One

Carpet flooring, window to front elevation, central heating radiator, pendant, built in wardrobes.

Bedroom Two

Carpet flooring, window to front elevation, central heating radiator, pendant.

Bedroom Three

Carpet flooring, window to front elevation, central heating radiator, pendant.

Family Bathroom

Vinyl flooring, window to side elevation, low level flush W/C, hand wash basin, central heating radiator, integrated storage cupboard, shower over bath.

Front Garden

Large front garden offering a spacious lawn area and a driveway providing off road parking for multiple vehicles.

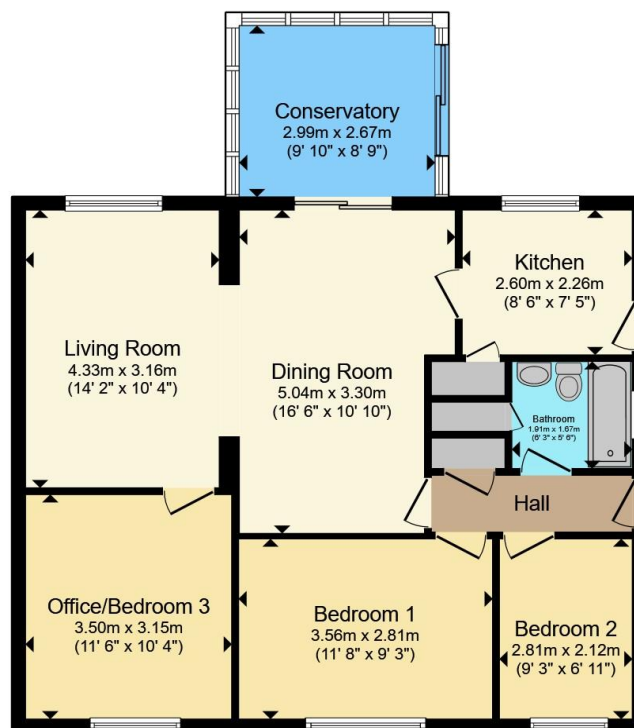
Rear Garden

Enclosed rear garden, concrete area, laid to lawn area, patio/gravel seating area, access to the property's driveway/car port.









Total floor area 82.0 m² (883 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Burchell Edwards on

T 01283 530 169
E burton@burchelledwards.co.uk

Britannia House Station Street
 BURTON-ON-TRENT DE14 1AN

EPC Rating: Council Tax
 Awaited Band: C

Tenure: Freehold

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