



Beacon Road
Rolleston-On-Dove Burton-On-Trent

burchell
edwards

Beacon Road Rolleston-On-Dove Burton-On-Trent DE13 9EQ

for sale
£325,000



Property Description

Burchell Edwards are delighted to market this exquisite 3 Bedroom Semi-Detached family home. The property is situated on a lovely road in the well desired Rolleston-On-Dove area and boasts some lovely views overlooking countryside fields. Conveniently located, the property is well connected to main transport routes in-and-out of Burton-on-Trent and is within a moments' drive of the A38 to Derbyshire/Birmingham in either direction. The property greets you with a tarmac driveway providing off road parking for multiple vehicles as well as pushing the property away from the roadside providing enhanced privacy. The property itself is finished to a clean and tidy standard and boasts a spacious downstairs comprising of: an open plan lounge, a spacious dining room, a beautiful kitchen/diner as well as a downstairs W/C for ultimate ease. On the first floor of the property is 2 great sized, double bedrooms, a large single bedroom and the property's main family bathroom, which has been finalised to a lovely standard. Externally, the rear garden provides a truly peaceful setting which can be thoroughly enjoyed in the warmer months. With a patio slabbed seating area along side a generous sized lawn area, the garden presents a perfect relaxation area with a high level of privacy. Along with this, the garden provides access to a storage shed at the rear of the garden as well as access to the property's garage providing further off road parking. Viewing of this amazing property is essential

Entrance Hall

Wooden flooring, central heating radiator, pendant light, storage cupboard.

Downstairs W/C

Tiled flooring, window to side elevation, low level flush W/C, hand wash basin, central heating radiator.

Lounge

Wooden flooring, window to front elevation, central heating radiator, pendant light.

Dining Room

Wooden flooring, central heating radiator, pendant light.

Kitchen

Tiled flooring, central heating radiator x2, pendant light x3, window to rear elevation, doors leading to rear garden, cupboards over counters, window to side elevation, integrated oven & hobs, plumbing for washer, stainless steel sink & drainer.

Landing

Carpet flooring, window to side elevation, pendant light, loft access.

Bedroom One

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

Bedroom Two

Built in wardrobes (boiler located in one of these), window to rear elevation, central heating radiator, pendant light.

Bedroom Three

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

Family Bathroom

Wooden flooring, window to rear elevation, central heating radiator, low level flush W/C, hand wash basin, pendant light, shower over bath.

Front Garden

Tarmac driveway providing off road parking for multiple vehicles.

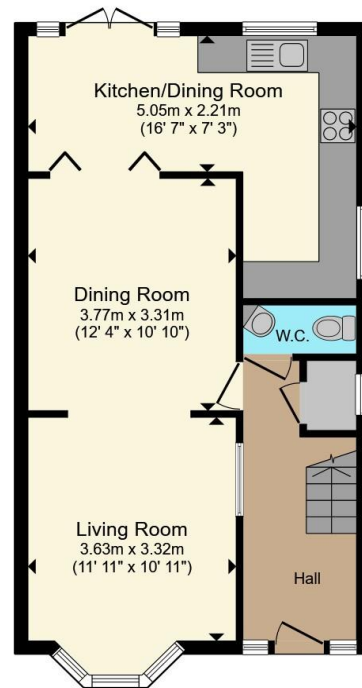
Rear Garden

Enclosed rear garden, high level of privacy, large laid to lawn area, patio slabbed seating area, gate to alley leading to front of the property, shed located at rear of garden, access to the property's garage located at rear.

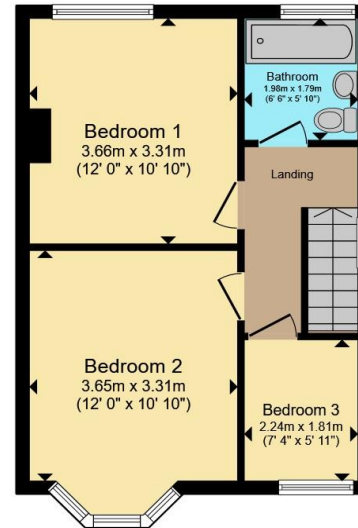








Ground Floor



First Floor

Total floor area 91.9 m² (989 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

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EPC Rating: Awaited
 Council Tax Band: C

Tenure: Freehold

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