



96 Hall Road

Rolleston-On-Dove, Burton-On-Trent, DE13 9BY

£224,950



Well maintained Semi Detached House in popular location, benefiting from gas central heating & uPVC double glazed the accommodation comprises: Hallway, Lounge Diner, Kitchen, 3 Bedrooms, Bathroom. Driveway leading to spacious garage with workshop off. Mature gardens to front and rear, open views over fields to the rear. NO UPWARD CHAIN, EPC D, Council Tax C , Easy access to amenities. Viewing is highly recommended



Open Porch

With quarry tiled flooring, ceiling light point, uPVC part glazed Front Door

Entrance Hall 12'6" max x 5'10" min (3.83m max x 1.8m min)

Accessed via a uPVC Front door with window to side, stairs leading to the first floor, useful understairs cupboard with shelving, cloak cupboard with coat hooks, central heating radiator, telephone point, ceiling light point

Lounge Diner 18'0" max x 13'10" max (5.5m max x 4.23m max)

With uPVC sliding patio doors giving access to the rear garden, uPVC double glazed window to rear elevation, composite feature fireplace with electric fire, two central heating radiators with TRV's, coved ceiling with two light points, power points, TV aerial point, serving hatch to kitchen

Kitchen 11'7" x 8'4" (3.54m x 2.55m)

Fitted with a range of wall and base units with wood effect doors providing storage, roll edge worksurfaces with tile splash, single drainer stainless steel sink with mixer tap over, plumbing point for automatic washing machine, gas cooker point, extraction fan, coved ceiling with light point, power points, part glazed door leading to the garage, glazed door to hallway, tiled flooring, serving hatch to dining area of Lounge

Landing 6'9" max x 5'10" min (2.08m max x 1.8m min)

Giving access to bedrooms and bathroom, storage cupboard with shelving, hatch giving access to the loft, ceiling light point

Bedroom One 11'1" x 9'10" min (3.4m x 3.0m min)

With uPVC window to rear elevation, sliding doors to built in wardrobes with hanging and shelving storage, central heating radiator with TRV, ceiling light point, telephone point, power points.

Bedroom Two 10'8" x 9'9" min (3.27m x 2.98m min)

With uPVC window to front elevation, sliding doors to built in wardrobes with hanging and shelving storage, central heating radiator with TRV, ceiling light point, power points.

Bedroom Three 6'6" x 6'5" (2.0m x 1.96m)

With uPVC window to rear elevation, central heating radiator with TRV, ceiling light point, power point, opaque glazed panel giving borrowed light to the landing.

Bathroom 6'10" x 5'5" (2.09m x 1.66m)

Part tiled, fitted with a white suite comprising panelled bath with mixer tap, pedestal wash hand basin, low flush Wc, uPVC opaque window to front elevation, central heating radiator, ceiling light point, wall mounted cabinet

Externally

To the Front

A driveway leads to the front of the property providing off road parking and leading to the garage, mature rockery garden, path leading to the open porch & front door

To the Rear

Fully enclosed by fencing with open views over fields to the rear, laid mainly to lawn with mature borders & rockery area, patio, personal door to Garage

Garage 24'7" x 8'4" (7.51m x 2.56m)

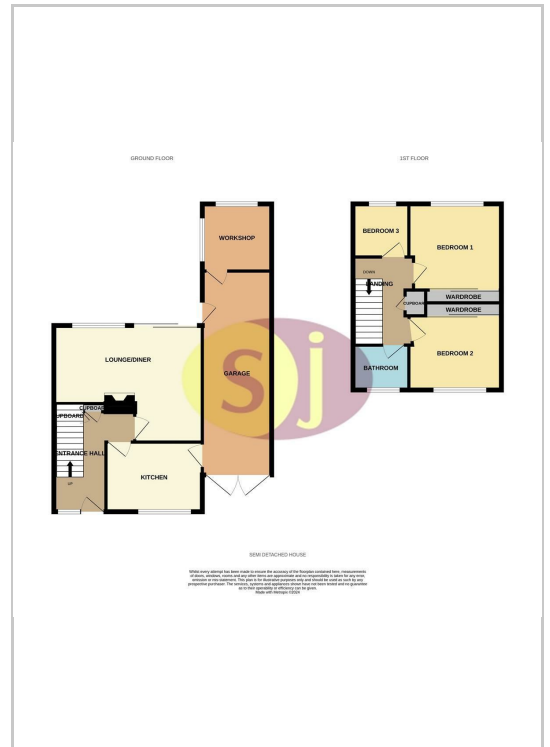
Accessed via double wooden doors from the driveway, door to Kitchen, power, lighting & water tap, uPVC half glazed door giving access to the rear garden, wooden door leading to Workshop

Workshop 8'4" x 8'1" (2.56m x 2.47m)

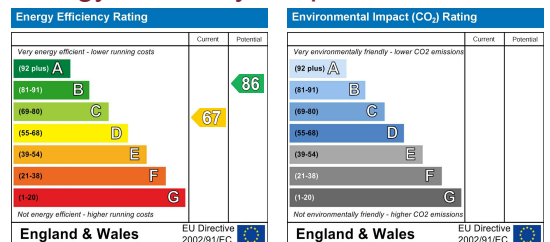
With uPVC windows to side and rear elevation, door to garage, power and lighting



Floor Plans



Energy Efficiency Graph



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