



40 Rolleston Road

, Burton On Trent, DE13 0JZ

£399,950



Spacious Detached Family Home in very popular non estate location situated on a spacious plot, benefiting from gas central heating & uPVC double glazing, the accommodation comprises: Porch, Entrance Hall, Lounge, Dining Room, Kitchen with Pantry off, Utility & Wc, Four good sized Bedrooms, Family Bathroom & separate Wc. A spacious driveway provides off road parking and leads to a good sized garage. Mature gardens to front and rear. EPC D, Council Tax E, No Upward Chain, easy access to amenities & schooling. Viewing is essential to fully appreciate the property



Porch

Accessed via a traditional wooden door, quarry tiled floor, ceiling light fitting, original feature leaded vestibule door leading to the Hallway

Hallway 12'0" max x 8'4" max (3.67m max x 2.56m max)

Giving access to Lounge, Dining Room and Kitchen, useful cupboard containing hanging rail and hooks, central heating radiator, stairs to first floor, smoke alarm, power point, ceiling light point

Lounge 16'5" x 13'5" max (5.02m x 4.09m max)

Dual aspect with uPVC window to the front elevation & uPVC fully glazed door with windows to either side giving access to the rear garden, feature wall mounted electric fire, low level central heating panels, ceiling light point, power points, TV aerial point

Dining Room 12'5" x 11'10" (3.79m x 3.63m)

With uPVC window to the front elevation, feature stone fireplace with grate, central heating radiator, power points, ceiling & wall light points, TV aerial point

Kitchen 15'4" x 9'5" (4.68m x 2.89m)

Fitted with a range of wall and base units providing storage, integrated electric double oven & hob, corner feature extraction fan, granite effect work surfaces with tiled splash, stainless steel single drainer sink with mixer tap over, plumbing point for dishwasher, uPVC window to rear elevation, power points, ceiling light point, quarry tiled floor, doors to rear lobby & pantry

Pantry 7'10" max x 6'5" max (2.41m max x 1.96m max)

With quarry tiled floor, shelving, tiled cold shelf, uPVC window to the side elevation, ceiling light point

Rear Lobby 5'4" x 3'0" (1.64m x 0.93m)

With uPVC door to side elevation giving access to the rear garden & side pathway, original wooden latch doors give access to the Wc & Utility, ceiling light point, quarry tiled floor

Wc 5'4" x 2'10" (1.64m x 0.88m)

With white Wc, quarry tiled floor, uPVC door giving access to the rear garden, uPVC window to side elevation, ceiling light point

Utility Room 5'4" x 2'10" (1.64m x 0.88m)

With wall mounted Ideal combination boiler, plumbing point for automatic washing machine, work surface, gas and electric meters, consumer unit, ceiling light point, power point

Landing

With uPVC window over the stairwell to side elevation, doors giving access to the Bedrooms, Bathroom & Wc, hatch giving access to the loft, central heating radiator, power point

Bedroom One 16'5" x 13'5" (5.01m x 4.09m)

Dual aspect with uPVC windows to front and rear elevation, two ceiling light points, two central heating radiators, power points.

Bedroom Two 12'5" x 12'1" (3.79m x 3.70m)

With uPVC window to front elevation, central heating radiator, ceiling light point, power points

Bedroom Three 9'5" x 9'4" (2.88m x 2.86m)

With uPVC window to rear elevation, central heating radiator, ceiling light point, power point

Bedroom Four 7'11" x 7'6" (2.42m x 2.30m)

With uPVC window to front elevation, central heating radiator, ceiling light point, power point

Bathroom 9'4" x 7'4" (2.86m x 2.25m)

Fitted with a white suite comprising panelled bath with mixer tap over, quadrant shower cubicle with tiling to walls & sliding doors for access, thermostatic bar shower with rain head & second shower head, vanity unit with wash hand basin, low flush Wc, ladder central heating radiator, half tiled walls, ceiling light point, uPVC opaque glazed window to rear elevation

Wc 6'0" x 2'9" (1.85m x 0.86m)

With white low flush Wc, wall mounted wash hand basin with tiled splash, uPVC window to rear elevation, ceiling light point

Garage 16'11" x 8'9" (5.16m x 2.68m)

Spacious area with electric roller door to front, personal door to rear giving access to the garage, power point & light

Externally

To the Front

A tarmac driveway providing ample parking & turning area leads to the Garage & front door, mature garden laid to lawn with shrubs, pathway leading to the side of the property with gate to rear garden & access to the road, security lighting

To the Rear

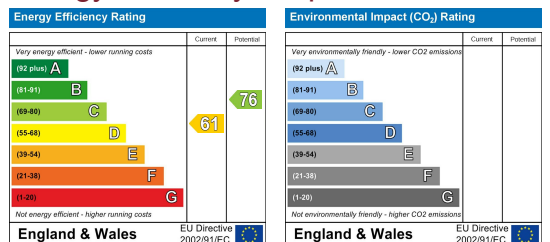
Fully enclosed spacious mature garden laid mainly to lawn with mature shrub areas, three sheds, paved patio



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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