

Station Road

Rolleston-on-Dove, Burton-on-Trent, DE13 9AD

John
German





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£575,000

**** LAND ADJACENT TO PROPERTY INCLUDED IN SALE ****

Located in the heart of Rolleston-on-Dove is this exquisite four-bedroom residence, which seamlessly blends period charm with the potential for modern enhancements. Homes of this calibre, with such history and potential, seldom come to market.

John German Estate Agents are delighted to present this rare opportunity to acquire an executive period semi-detached home, located in the highly sought-after village of Rolleston-on-Dove. Situated on Station Road, this stunning four-bedroom property has been cherished by the current owners since 1966, offering a unique blend of period charm and modern comfort.

A true gem in the market, properties like this rarely become available, making it an exceptional find for potential buyers. The property's appeal extends beyond the four walls of the home. Directly across the road lies an additional plot of land, approximately an acre in size, which currently includes a four-car garage. This substantial piece of land offers an array of possibilities, from further development (STPP) to creating an expansive garden or leisure space.

This family home opens to a grand entrance hallway, which opens to the generously sized living room having a bay window to the front enjoying field views to the fore. The hallway also opens to a separate reception room, which the sellers currently use as a home office. The office has patio doors which lead to the rear garden. Continuing with the ground floor living accommodation, the home enjoys a dining room with a sizeable walk-in pantry immediately off. The modern fitted kitchen offers a brilliant space, which has an eye level oven with built in microwave above, gas hob with cooker hood above, stainless steel sink and drainer, plumbing for dishwasher and matching wall and base units. Following on nicely from the kitchen, you will find the conveniently located utility room and downstairs WC. The utility has built in cupboards, sink with fitted worktop and plumbing for washer and accompanying tumble dryer.

As you access the first floor, you will get a feel for the size of the bedrooms. All the bedrooms are generous sizes, the pick of the four being the master bedroom which is comfortably the largest of the bedrooms and offers a quite wonderful view over the fields. The bedrooms share a modern fitted shower room, which comprises a walk-in shower enclosure, wash hand basin and low-level flush WC. There is also a 'box room' on the first floor, currently used for storage but suitable for converting into additional toilet facilities if desired (subject to necessary consents).

If you currently live within the village of Rolleston or the surrounding areas, you might already appreciate the wonderful frontage of 234 Station Road. The frontage is famous in the village for its wonderful, colourful flowers which are meticulously maintained all year round by the current owner. The front garden exudes character and charm and steps lead you to the front door. The sellers really have left no stone unturned with the maintenance of the rear garden. The rear garden is a private sanctuary, perfect for both relaxation and entertaining. Extending from the house, this garden is a generous size and offers a mix of lawned areas and well-established borders filled with a variety of plants, flowers, and shrubs. There is also a summerhouse and greenhouse.

Nestled in the charming village of Rolleston-on-Dove, 234 Station Road enjoys a prime location that beautifully balances rural tranquillity with convenient access to local amenities. The property is just a short stroll from the village centre, where you'll find a selection of local shops, cosy pubs, well-regarded cricket club, a very active social club with bowling green, playing fields for all ages, a large Scouts club and numerous other clubs and activities suitable for all ages and interests. The nearby centres of Burton upon Trent, Derby, Uttoxeter and Lichfield provide a broader range of shopping, dining, and entertainment options, while excellent rail transport links from Burton and Tutbury (two miles each) connect you to London and other major cities. The Peak District, Nation Forest, Alton Towers and other major attractions are within easy motoring distance. Families will appreciate the proximity to well-regarded schools which include, John of Rolleston Primary School, The de Ferrers Academy, Repton School, Denstone college and many more.

Agents note: The property is not registered on Land Registry.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Four car garage on land adjacent to property

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Cable - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/ coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band E

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.eaststaffsbc.gov.uk

Our Ref: JGA/28082024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

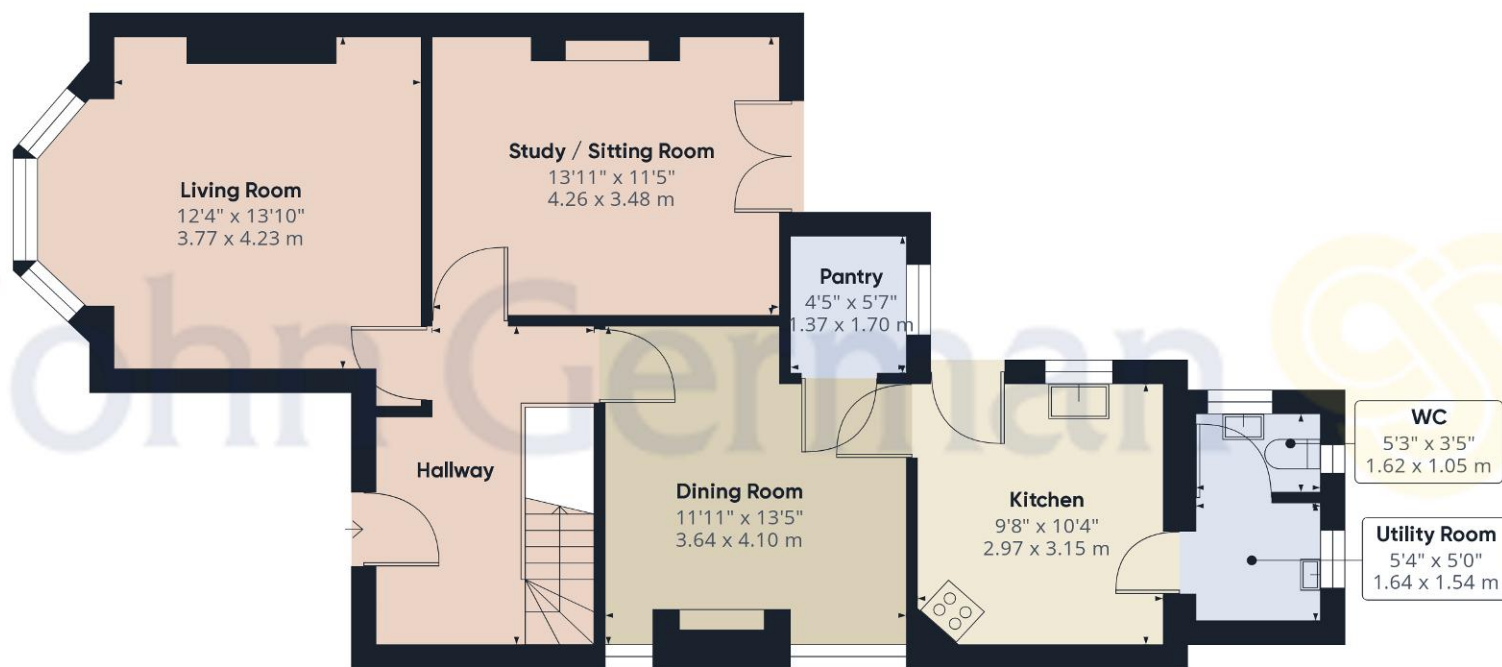










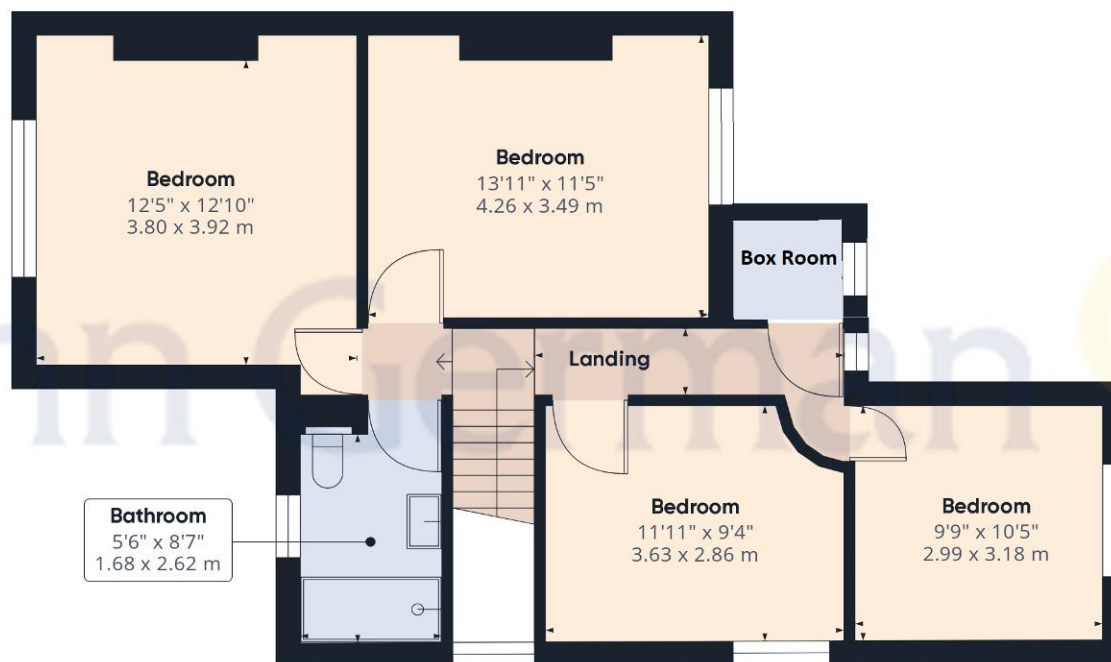


Ground Floor

Approximate total area⁽¹⁾

1415.02 ft²

131.46 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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