

Walford Road

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

John German



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Offers in region of £620,000

Located in a wonderful village location is this executive style detached family home finished to a wonderful standard throughout. Boasting over 2000 sq.ft of living space throughout including an open plan kitchen/diner, master suite with balcony and a generous landscaped garden.

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Nestled in the charming village of Rolleston-on-Dove, this detached family 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, National 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.

Set behind an expansive block paved driveway for off road parking giving access to the integral garage which is accessed via up and over doors to front and having power and lighting throughout.

The home opens up into a beautiful hallway with gallery style landing above giving access to the main living areas of the property. A brilliant sized living room features a log burning stove and patio doors to the rear garden. The living room leads onto a practical study, a versatile space which could be used as a playroom, separate sitting room etc.

One of the standout features of this home is the open plan kitchen diner. A fantastic space which is ideal for entertaining, with ample room for dining room and other furniture. The kitchen features matching wall and base units with granite worktops above, four ring gas hob with cooker hood above, eye level oven, integrated microwave, stainless steel sink and drainer, integrated fridge freezer and integrated dishwasher. An external door leads to the rear garden and off the main kitchen you will find a useful utility room which has a sink and plumbing for washing machine.

To finish the ground floor accommodation, the home has a conveniently located guest's WC off the hallway.

The first floor enjoys a gallery style landing which gives access to all of the bedrooms. All of the four bedrooms can take a double bed alongside ample bedroom furniture.

The pick of the four bedrooms is the master suite which has the luxury of its own dressing space fitted with bespoke furniture and an archway leading through to the main bedroom. It also has the unique feature of a relaxing balcony accessed via double doors along with an en suite comprising a shower enclosure, wash hand basin, bidet and WC.

The other three bedrooms then share a family bathroom which has a bath with mixer taps, shower over bath, wash hand basin and WC.

The rear garden is a standout feature of this home offering a generous lawn area with well-established borders, enclosed by wooden fencing that provides a private and functional outdoor space with ample room for various uses.

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:

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type:

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 F

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

Our Ref: JGA/26022025

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.



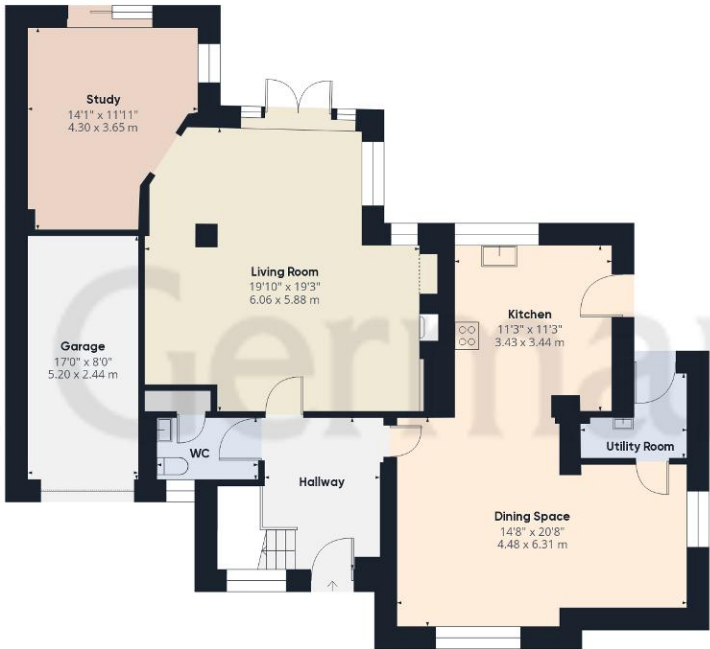


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Ground Floor



Floor 1

Approximate total area⁽¹⁾

2059.99 ft²
191.38 m²

Balconies and terraces

77.61 ft²
7.21 m²

Reduced headroom

4.35 ft²
0.4 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Agents' Notes

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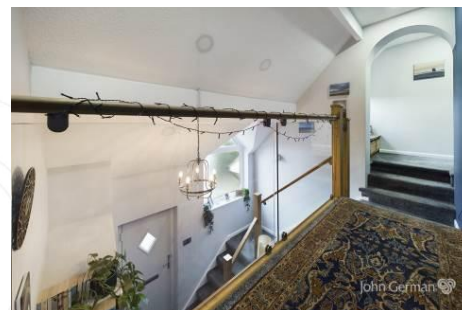
Referral Fees

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		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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