

Station Road

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

John German



John German



John Germa

Station Road

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

£395,000

This stunning home has been renovated and extended with a light and spacious feel, in a pretty village with an amazing open plan breakfast kitchen with large island and breakfast bar, living/dining area, a cosy lounge, luxurious bathroom, three bedrooms, wide drive, big garden and a detached garage.

John German

This lovely renovation of a period home blends new and old, featuring a bright extended layout ideal for modern family life and entertaining close to the village centre with its shop, primary school, two popular pubs and nature walks.

Set behind a wide gravelled drive the front door opens into a welcoming hall with a useful boiler room/cloaks cupboard with doors leading off.

The lounge decorated in white has views to front creating a cosy space to relax.

The highlight of the house is the living/dining room and a stunning breakfast kitchen which combine to offer an exceptional open plan space ideal for families & entertaining.

The living/dining space has wood effect flooring which seamlessly connects to an amazing breakfast kitchen with a large island, bifold doors and a roof lantern pouring in natural light. Appliances including integrated oven, hob and fridge freezer which are all brand new.

Off the kitchen is a large store room which could also be a home office.

The bathroom is luxurious and spacious with a contemporary bath, large glazed shower and vanity unit with sink and illuminated mirror, WC, ladder style towel rail and window to side.

To the first floor there are three bedrooms, bedroom one with views to front, bedroom two with rear views and a useful built in cupboard and bedroom three with a dressing room/nursery room off.

The rear gardens offer fantastic outdoor space with a sleek modern paved terrace, lawns, two mature fruit trees and an open outhouse which offers the potential for a variety of uses.

The detached garage has an electric door and door to side.

Some images within this brochure have been digitally enhanced or generated using AI technology to help illustrate the property with furniture. While every effort has been made to ensure accuracy, these images may not represent the exact appearance of the property and should be used for illustrative purposes only.

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:** Driveway **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Gas (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC

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 D

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

Our Ref: JGA21102025

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.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

1533 ft²
142.4 m²

Reduced headroom

12 ft²
1.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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		86 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244

burton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



