Station Road

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









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/

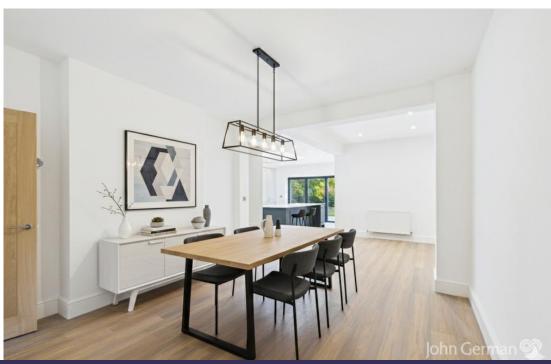
Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band D
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA21102025

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Floor 1 Building 1



Approximate total area⁽¹⁾

1533 ft² 142.4 m²

Reduced headroom

12 ft²

1.2 m²

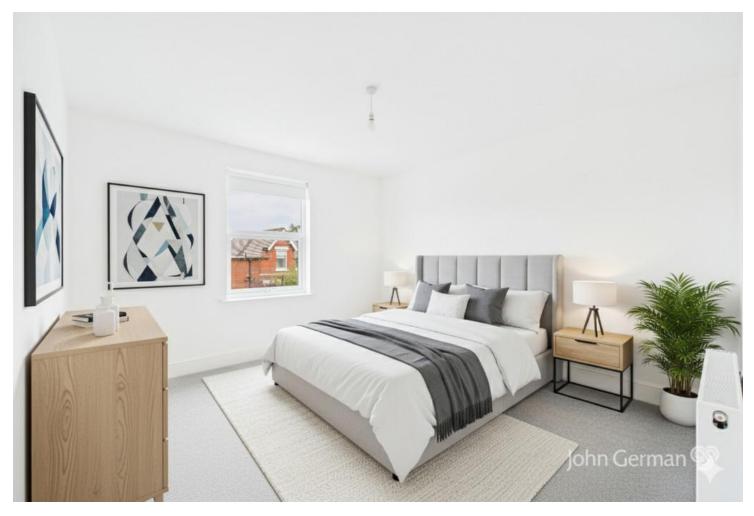
(1) Excluding balconies and terraces

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

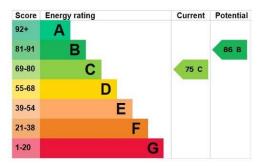
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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.

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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.

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