

Station Road

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

John 
German





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£575,000

This elegant Victorian village home offers a stunning blend of character and modern living, with open views and highlights including a wonderful living/dining room, family kitchen/diner, sitting/family room with garden views, master bedroom with ensuite, plus garden and garage/coach house to rear.



This stunning and handsome period home enjoys an elevated position, perfect for taking full advantage of the open views across fields, while inside there's plenty of space, combining period charm, elegance and modern living. To the rear, is a long garden ideal for families and keen gardeners, with the added benefit of parking to rear, plus a large coach house and garage, both offering fantastic potential for a variety of uses.

Rolleston-on-Dove is a pretty village offering wonderful nature trails and walks to explore. The property is handily situated for all the village has to offer, including a village store and Post Office, popular pubs in The Spread Eagle and The Jinnie, the church, butchers and primary school - making this a fantastic all round home and location.

The ground floor impresses from the start, with a porch opening into a stunning reception hall having period details, high ceilings and doors leading off.

The living and dining room offers a fabulous space to relax - the bay window in the living area takes in the field views opposite, with shutters adding privacy, an open fire creating a cosy feel, and plenty of bookshelves, making this a great space to unwind and read the latest novel or an old classic. The dining area has more bookshelves and offers an ideal space to entertain. Double doors from the dining area open into the rear lobby/study area with a large picture window to the side pouring in natural light.

At the heart of the house is the kitchen/diner, having fitted units, an integrated oven and hob, a sink by the window enjoying garden views, tiled floor and space for a dining table. High ceilings add to the feeling of space. There is a handy rear entrance/utility which has space to stack a washing machine and tumble dryer, plus coat hooks and shoe storage.

Completing the ground floor is a good size family room, ideal as a TV room or a large home office/study, with patio doors opening out to the garden.

Returning to the hall, the stairs rise to a substantial, split-level landing with a sky light, loft hatch and newly fitted carpets.

With four bedrooms in total, it's a great family home. The superb master features a large bedroom space, a dressing area with plenty of room for wardrobes and bedroom furniture, windows framing views to front and rear, and a well-appointed ensuite shower room. Bedrooms two and three are both generous doubles (bedroom two has amazing views!), and bedroom four is a comfortable single. These bedrooms share a spacious family bathroom, fitted with a three-piece suite, built-in storage cupboard, tiling to wet areas, an illuminated mirror and window to side.

The property is set behind a pretty front garden with gate, wall and stonework, leading to a path to the front door. The path also leads to the rear where there is a good size paved terrace, useful brick outhouse with a gardener's WC and garden store, and steps to a lawn. At the top of the garden, a gate leads to the drive, garage and coach house which can also be accessed via a shared private drive off Walford Road. The coach house offers plenty of scope and potential for a variety of uses. It would be perfect for car enthusiasts, as a workshop/hobby space, with loft storage above. To the side of the coach house is the garage, which is in need of repair.

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: Drive & garage to rear

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: 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 E

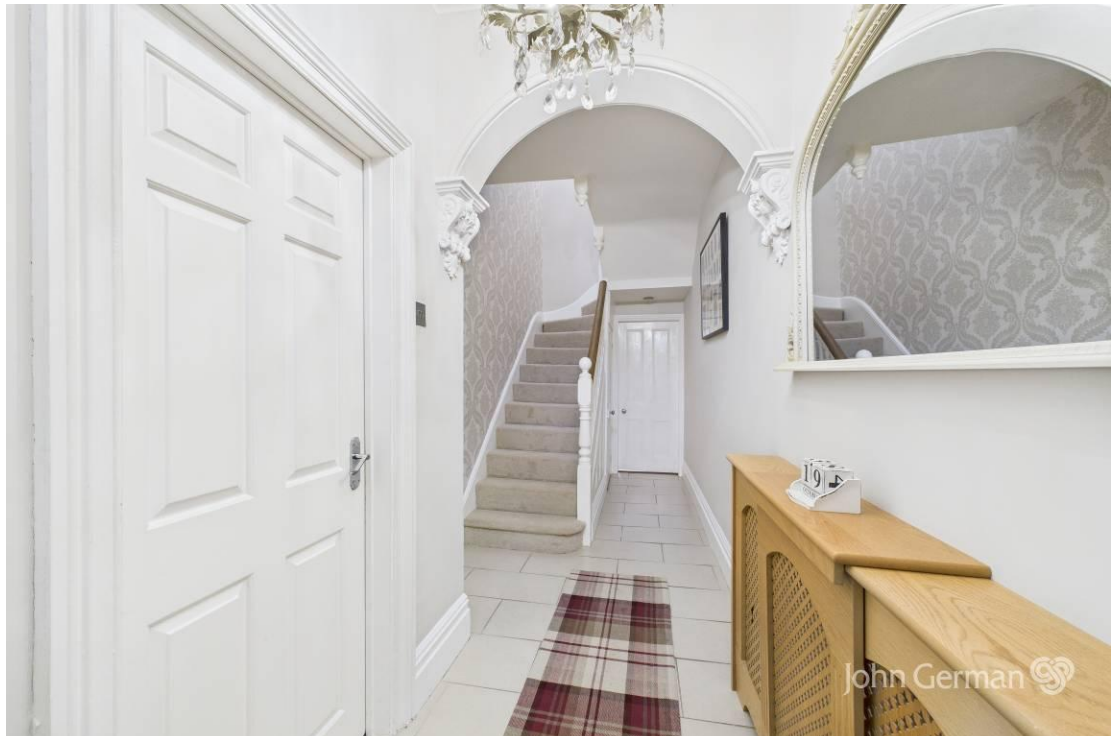
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.eaststaffsb.gov.uk

Our Ref: JGA/24102025

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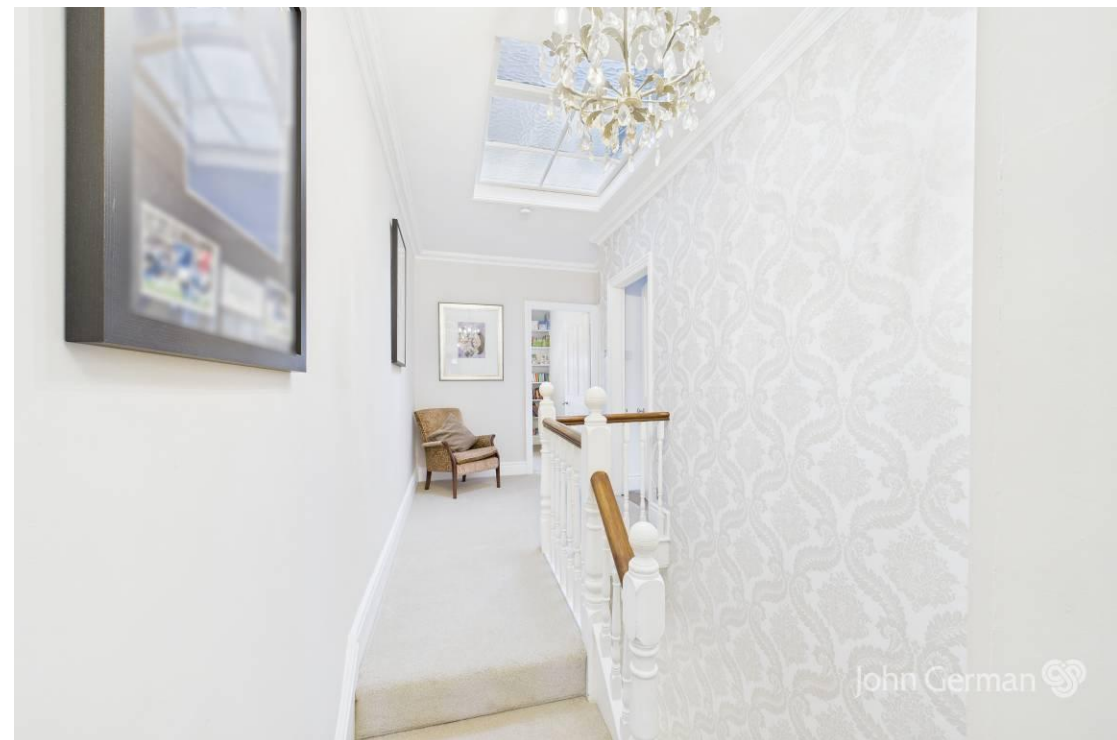
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary 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.













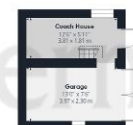
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3



Floor 1 Building 3

Approximate total area⁽¹⁾

2007 ft²

186.4 m²

Reduced headroom

101 ft²

9.4 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.

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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.

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



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