

Station Road

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

John German



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£475,000

Set within the heart of the highly desirable village of Rolleston-on-Dove, this beautifully presented four-bedroom detached home combines elegant design, generous living spaces, and a fantastic private plot—perfect for modern family life.



The property opens into a welcoming hallway offering a bright and airy first impression, complete with a useful understairs storage cupboard, ideal for keeping household essentials neatly tucked away. To the front of the home, the spacious living room features a charming feature fireplace, creating a warm and inviting atmosphere-perfect for relaxing evenings or entertaining guests.

To the rear, the home truly comes into its own with a stunning open-plan kitchen diner, designed with both practicality and style in mind. The kitchen is exceptionally well-equipped with ample wall and base units, integrated dishwasher, double eye-level oven, eye-level microwave, extractor fan, and induction hob, along with space for a washing machine. Attractive splashback tiling runs throughout, while a useful understairs pantry cupboard provides additional storage. The American-style fridge freezer is available by separate negotiation. The space is finished with elegant herringbone LVT flooring, combining timeless appeal with durability and easy maintenance. At the far end of the room lies a fantastic dining area, offering ample room for a family dining table and chairs. French doors open directly out to the rear garden, creating a seamless flow between indoor and outdoor living-perfect for family gatherings and summer entertaining.

Completing the ground floor is a guest WC, while the double garage can be accessed externally via a front electric roller door and a rear side door, providing secure parking and practical storage space.

Upstairs, the home continues to impress with four generously sized double bedrooms, each featuring fitted wardrobes or built-in storage. The master bedroom benefits from stylish fitted wardrobes and an en-suite comprising a shower cubicle and hand wash basin. The remaining double bedrooms are all thoughtfully designed, offering flexibility for family members, guests, or a home office. The recently renovated family bathroom is beautifully finished with a shower-over-bath, WC, hand wash basin, and an attractive feature panelled wall, adding a touch of modern charm and character.

Externally, the property enjoys a fantastic private rear garden, perfect for family life and outdoor entertaining. A large lawned area is bordered by mature shrubs and trees, providing excellent privacy and a picturesque outlook. Directly outside the French doors is a stone-paved patio complete with a wooden pergola, ideal for al fresco dining or relaxing in the sunshine. There is also a large garden bed area, perfect for keen gardeners to cultivate and enjoy.

To the front, the home makes a superb first impression. The asphalt driveway leads directly from the road but is set back enough to provide a sense of space and privacy, with room to accommodate multiple vehicles comfortably. A neat block-paved edge frames the drive, adding definition and polish, while the surrounding borders are filled with shrubs, flowering plants, and low hedges, offering year-round colour and softening the hard landscaping. A curved lawn bed creates an elegant shape and frames the approach to the house beautifully. To the left, dense greenery and a tall hedge provide excellent privacy and screen the neighbouring property.

Rolleston-on-Dove is one of East Staffordshire's most desirable villages, well known for its friendly community and picturesque surroundings. The village offers a range of everyday amenities including local shops, cafés, and traditional pubs such as The Spread Eagle and The Jinnie Inn. There are highly regarded local schools, scenic countryside walks, and excellent transport connections to nearby Burton upon Trent and surrounding areas. Easy access to the A38 and A50 ensures convenient travel to Derby, Lichfield, and beyond, making this an ideal location for families and commuters alike.

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

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.gov.uk/check-long-term-flood-risk

Our Ref: JGA/30102025

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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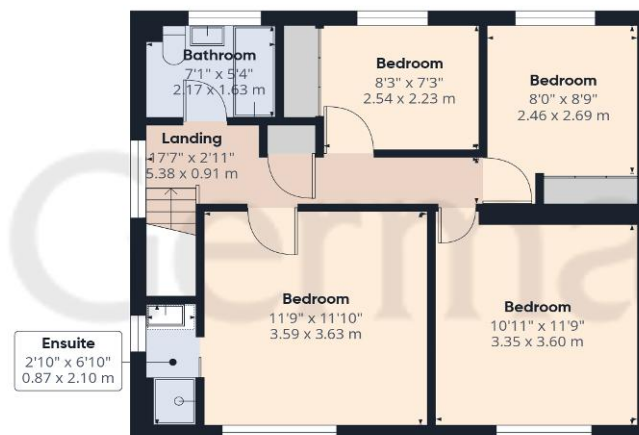


Ground Floor

Approximate total area⁽¹⁾

1447 ft²

134.6 m²



Floor 1

(1) Excluding balconies and terraces

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.

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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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