

Meadow View

Rolleston On Dove, Staffordshire, DE13 9AN

John German





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£567,500

This exceptional detached offers a stunning, beautifully modernised home, standing on a lovely plot with a large gated drive and large gardens. Highlights include a cosy lounge, amazing open plan kitchen/dining space plus utility, master with a spacious ensuite and a luxurious bathroom, all in a pretty village location.

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This is an outstanding home perfect for those seeking a spacious and luxurious home ready to move into. The house stands on a superb plot with a large gated drive offering plenty of parking, together with a generously sized rear garden providing plenty of outdoor space. Situated at the top of the cul-de-sac in an established location. Rolleston is a popular village with two pubs, village shop, butchers, primary school and plenty of walks for those who like to get outdoors.

A pillared porch and quality entrance door opens into a welcoming reception hall with wood flooring and staircase with glass panelling adding a contemporary feel. To the left, a door opens into a spacious lounge with views to front, a lovely space to relax and unwind. Across the hall is a useful well appointed utility room, complete with fitted units adding extra storage, space for a washing machine and window to front. The guest cloakroom has been stylishly modernised with a WC, wash basin, tiled walls and window to side.

The highlight of the house is an amazing open plan kitchen/dining/living room, a perfect space for families and entertaining. The kitchen is well appointed with fitted gloss units and wooden work surface, plus a centre island with breakfast bar, induction hob and contemporary extractor over. Other integrated appliances include an oven, microwave, dishwasher and two built in fridge/freezers, making this an ideal home for a large family. The living area has informal space for sofas, with an archway through to the dining room/garden room which connects the house seamlessly to the gardens.

The landing has doors off to all bedrooms. The master bedroom with views to front has the luxury of walk-in wardrobes, fitted draws and a gorgeous, modernised ensuite shower room. Bedrooms two and three are generous doubles and bedroom four is currently used as a dressing room but could make an ideal bedroom or home office. The bathroom has a luxurious feel with fitted vanity units including a mirrored cabinet, wash basin and WC, and a raised floor for the centre piece which is the freestanding bath.

Outside, the house stands on a superb plot boasting plenty of outdoor space. There is a large gated, gravelled drive and a double garage having an electric roller door, door to side and car charging point (currently with a temporary divide for a gym, which could easily be converted back). There is a big rear garden with shaped lawn, paved terrace and a further block paved patio with pergola over, ideal for patio furniture for outside dining.

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 & double 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 F

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

Our Ref: JGA/26112025

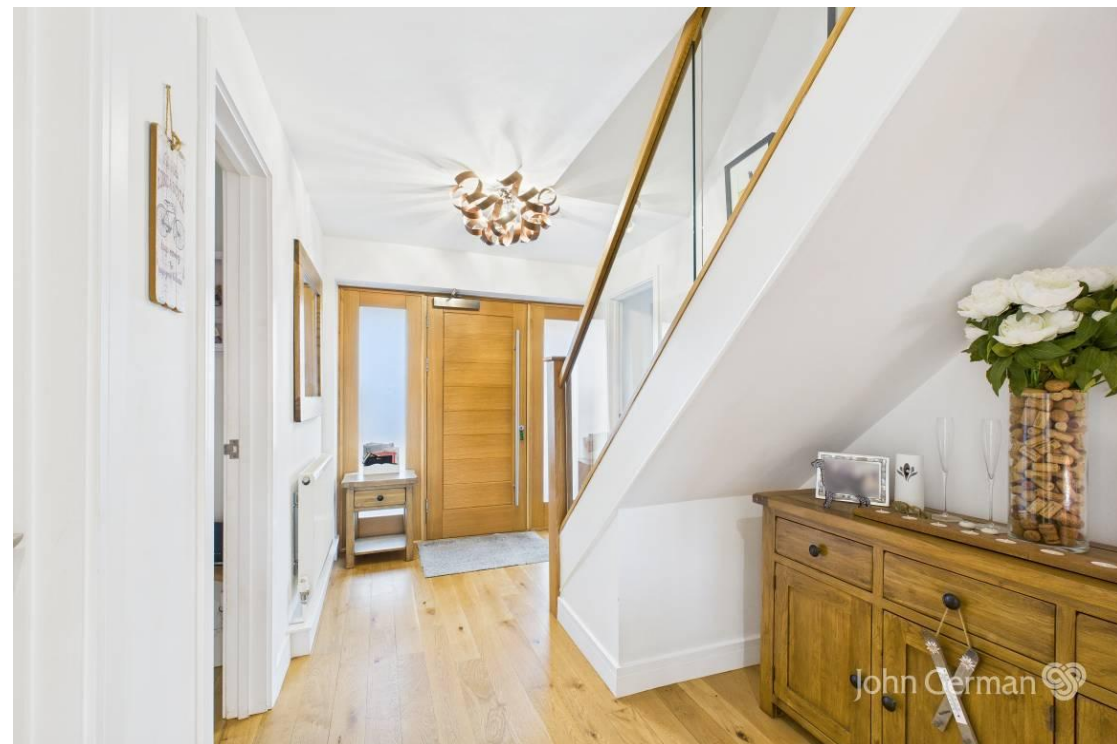
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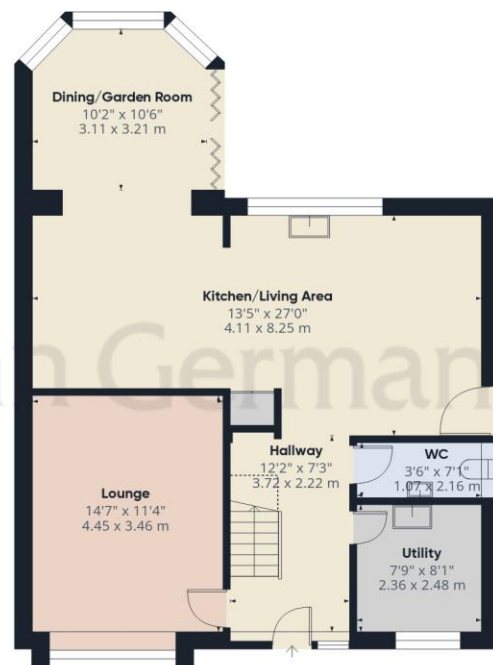




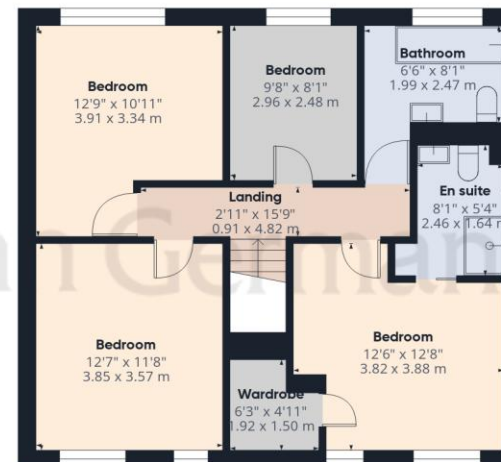




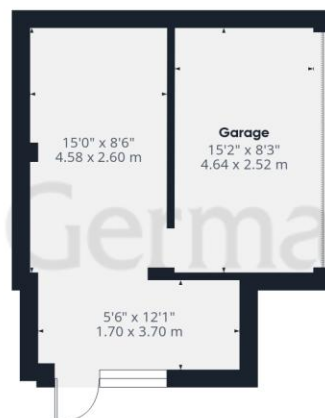




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1820 ft²

169.1 m²

Reduced headroom

8 ft²

0.8 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

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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.

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	74 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
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