



8 Meadow Fields, Rolleston on Dove, DE13 9BF

 Parker
Hall

An executive and modern family home occupying prime position within the sought after village of Rolleston on Dove, having open plan style interiors finished to a superb standard, five excellent bedrooms and rural views to the side and rear. Benefitting from high specification and immaculate presentation throughout, this executive family home was constructed by a reputable local builder just 18 months ago and occupies a sought after position to the end of this peaceful cul de sac. The interiors comprise briefly reception hall, formal lounge and a stunning open plan family dining and living

kitchen to the ground floor, with five bedrooms serviced by a modern family bathroom as well as en suites to the master and guest bedrooms. The outside space provides tiered and enclosed gardens, with parking to the front aspect and an integral double garage. Having full double glazing and mains gas central heating throughout.

The charming village of Rolleston on Dove lies just a few minutes' drive from Burton on Trent, nestled within beautiful Staffordshire countryside. Village amenities include popular pubs the Spread Eagle and Jinnie

Inn, St Mary's village church, social club, butchers, hairdressers, cricket club and post office, to name a few. Also within the village are the John of Rolleston Primary and Infants Schools, which feed into The Fountains High School in Stretton. Further amenities are available within the local historical village of Tutbury, home to Tutbury Castle, cafes, pubs, opticians, dentists and a general store. The village is well placed for commuter travel along the A38 and A50 to local towns and cities such as Derby, Birmingham and Nottingham.

- Executive Detached Family Home
- Sought After Modern Development
- Superb Specification Throughout
- Formal Lounge
- Open Plan Family Dining & Living Room
- Breakfast Kitchen with Integral Appliances
- Master Bedroom with En Suite
- Guest Bedroom with En Suite
- Three Further Bedrooms
- Modern Family Bathroom
- Side & Rear Gardens
- Double Garage & Parking
- Popular Village Location
- Rural Views to Side & Rear



Reception Hall

Having staircase rising to the first floor, ceramic tiled floor and doors off to:

Formal Lounge 4.72m x 3.02m (approx 15'06" x 9'11")

An attractively presented reception room having windows to the front aspect

Open Plan Family Dining & Living Kitchen

A superb open plan space extending across the width of the property. Comprising:

Breakfast Kitchen 5.16 x 3.98m (approx 16'11" x 13'00")

The kitchen is fitted with a modern range of wall and base units having complementary granite worktops and up stands over, having inset sink, a fitted Quooker boiling water tap and integral AEG appliances including dishwasher, fridge, freezer, microwave and double oven. An island unit of coordinating units provides an entertaining style breakfast bar to one side, further workspace, storage and an integral AEG induction hob. The kitchen has tiled flooring, double doors to the rear and opens through to:

Family Dining & Living Room 5.38 x 5.36m (approx 17'08" x 17'07")

Having bifold doors opening out to the rear gardens and enjoying rural views to the rear, ceramic tiled flooring and a window to the side

Utility Room 1.85 x 1.74m (approx 6'00" x 5'08")

Having fitted base units with granite worktops and upstands over, having inset sink, tiled flooring, door to the **Double Garage** and spaces for washing machine and tumbler dryer. Door into:

Cloakroom

Comprising fitted wash basin and low level WC, with tiled flooring, tiling to walls and an obscured window to the side



Landing

With window to the front aspect, loft access point and doors to a **Laundry Cupboard** and further cupboard housing the wall mounted Baxi boiler and water cylinder. Doors off to:

Master Bedroom 4.33 x 4.02m (approx 14'02" x 13'02")

A generous principal bedroom having windows to the front aspect, fitted wardrobes and private use of:

En Suite 2.82 x 1.81m (approx 9'03" x 4'07")

Comprising a modern suite having fitted wash basin, low level WC and double shower, with tiled floor, tiling to walls, a chrome heated towel rail and fitted storage

Bedroom Two 4.12 x 3.18m (approx 13'06" x 10'05")

Having window to the front aspect, fitted wardrobes and a door into:

En Suite 2.30 x 1.21m (approx 7'07" x 3'11")

Fitted with wash basin, low level WC and double shower, having tiled floor, tiling to walls, fitted storage, chrome heated towel rail and an obscured window to the front

Bedroom Three 4.21 x 2.75m (approx 13'10" x 9'00")

With a window to the rear and fitted wardrobes

Bedroom Four 4.13 x 2.75m (approx 13'07" x 9'07")

Having windows to the rear and fitted wardrobes

Bedroom Five/Study 2.31 x 2.75m (approx 9'00" x 7'06")

A further good sized bedroom having window to the rear aspect

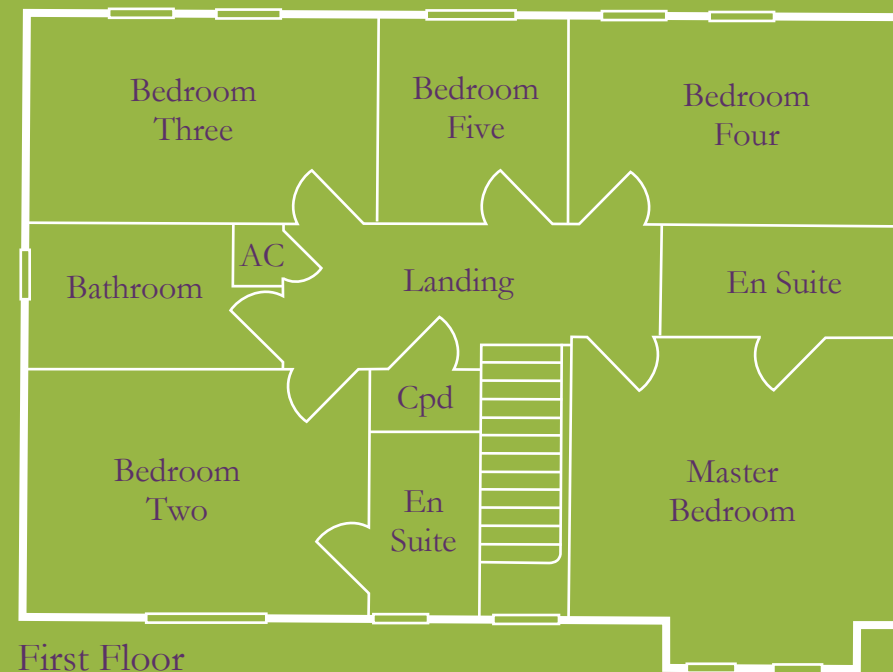
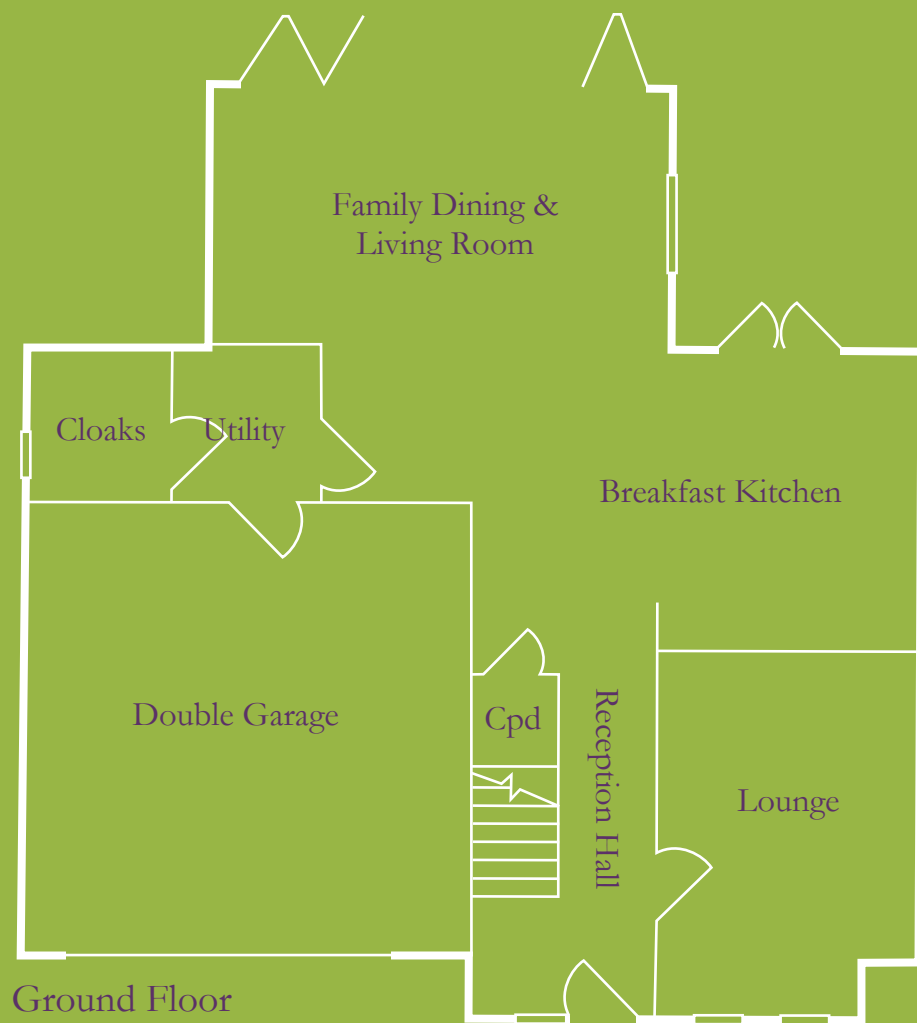
Family Bathroom 2.97 x 1.70m (approx 9'08" x 5'06")

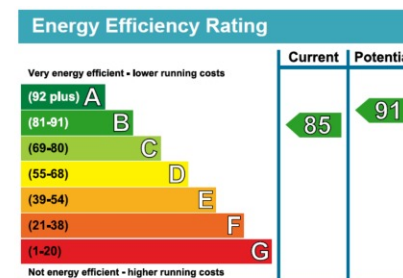
Comprising another modern white suite having wash basin with vanity storage below, low level WC and a bathtub with shower over, with tiled flooring, tiling to walls, a chrome heated towel rail and an obscured window to the side aspect











Outside

Set on a cul de sac off the recently completed development of Meadow Fields, the property enjoys an open aspect to the side and rear. There is a tarmac driveway providing off street parking, having lawned gardens to the side and a paved path leading to the front door. Access into:

Double Garage 6.01 x 5.49m (approx 19'09" x 18'00")

Having up and over door to the front aspect, power, lighting and a door into the **Utility Room**

Gardens

The gardens enjoy open rural views across fields to the rear and are tiered to two levels. Next to the house is a paved patio with steps leading down to the lower level, being fully enclosed and laid mainly to lawn

Directional Note

From A38 northbound at Burton on Trent, take the exit for Clay Mills and take the next right on to A5121. Turn left shortly afterwards onto Clay Mills Road are proceed for just over one mile where the road merges from Dovecliff Road to

Station Road, into the village of Rolleston on Dove. Continue towards the village, turning left onto Meadow View and turn right again onto Meadow View. Follow the road and take the first right onto Meadow View (leading to Meadow Fields). After you enter the cul de sac, turn right and the property is on the left hand side at the end of the road

General note: 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.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.