

# Hall Road, Rolleston-On-Dove

aksresidential.com

£300,000



This property at a glance:



1



3



1



2



D



Watch the video





# Hall Road, Rolleston-On-Dove



## Mikaela says:

*"I think this is a great house in a beautiful and desirable location. There is side by side parking and a single garage as well as a lawned area at the front of the house. Inside, the hallway has plenty of space for coats and shoes. It then leads you into the really spacious lounge through diner. With a bow window at the front and large sliding doors at the rear, this room is flooded with light and has great views into the beautiful garden. The kitchen is also at the back of the home, with plenty of storage as well as a pantry and space for undercounter appliances. Whilst the kitchen and dining room are currently separate, I think these rooms have loads of potential! I can imagine if you wanted to reconfigure it, you could make a fantastic kitchen diner to the back of the home here. From the kitchen there is side access into the garage, downstairs WC and a further door out into the garden."*

*Upstairs, the good sized family bathroom has modern tiling and a sink unit as well as a shower over the bath. The 2 double bedrooms are really well sized with plenty of space for double beds and both rooms are fully fitted with large built in wardrobes. The single bedroom is also really well sized and also has a handy storage cupboard too.*

*My favourite part of this home is definitely the beautiful walled garden. With various patio areas, lots of lawn and gorgeous views, this is such a wonderful space. I think this house would make a really lovely family home in a great area."*



[aksresidential.com](http://aksresidential.com)

# Hall Road, Rolleston-On-Dove



## Did you spot...

This beautifully presented home has a walled garden and fantastic countryside views



## A message from the seller:

*"My parents retired to this house when they sold their village grocery shop in 1983. I got married from this house in 1987. The house holds some really special memories, our son playing cricket with his grandparents in the garden and up the ladder picking fruit from the trees. The beautiful view from the back garden is an excellent way to lose yourself in a daydream."*







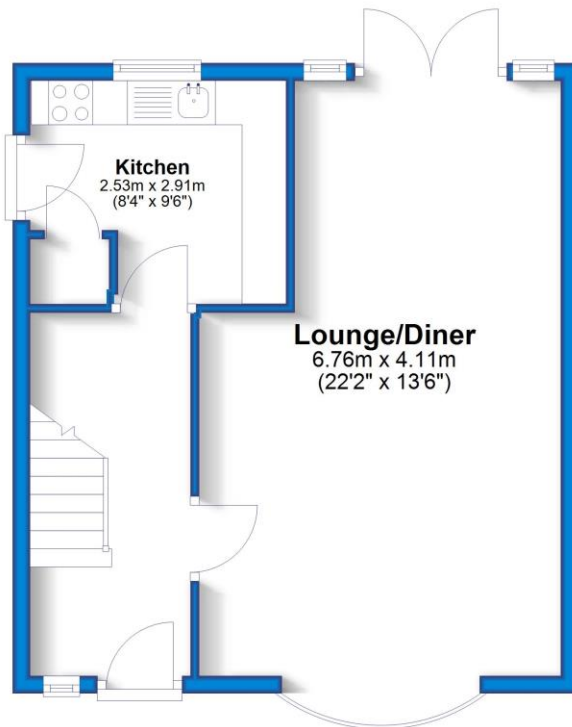
# Floor Plan



aksresidential.com

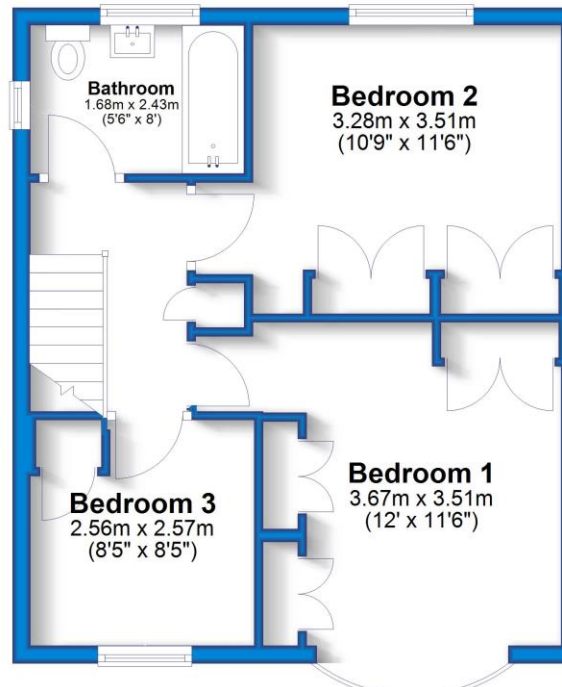
## Ground Floor

Approx. 41.1 sq. metres (442.2 sq. feet)



## First Floor

Approx. 43.0 sq. metres (462.5 sq. feet)



Total area: approx. 84.0 sq. metres (904.7 sq. feet)



## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



## Key Features:

- 3 BEDROOM SEMI DETACHED HOUSE
- LARGE LIVING ROOM THROUGH DINER
- BEAUTIFUL WALLED GARDEN WITH STUNNING FIELD VIEWS
- ATTACHED GARAGE AND SIDE BY SIDE PARKING
- EPC RATING C
- DESIRABLE VILLAGE LOCATION



## About the area:

Rolleston on Dove is known for its picturesque countryside and historic buildings, including the Grade II listed St. Mary's Church, which dates back to the 13th century. The village also offers a variety of local amenities, including shops and 2 great pubs, making it a popular spot for both residents and visitors. Rolleston has a strong cricketing tradition, with Rolleston Cricket Club dating back to 1871. The village was once served by a railway station, which closed in 1949, but remnants of the railway can still be explored along the Jinnie Trail, a scenic walking route.



## Schools:

John of Rolleston Primary School is the main primary school serving the village. It provides education for children aged 5-11 and has a strong reputation for fostering academic and personal development. For secondary education, The de Ferrers Academy in Burton upon Trent is a key option, as it is one of the largest schools in Staffordshire and serves students across multiple campuses.



200+ 5 star Google Reviews



Don't miss out on the chance to own this incredible property!

To book a viewing with **Mikaela** call **01332 30 30 30**

[Click here](#) to view the property video.

