

Sherholt Road, Rolleston-on-Dove

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Offers in excess of
£285,000



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This property at a glance:



1



3



2



2



B



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Jodie says:

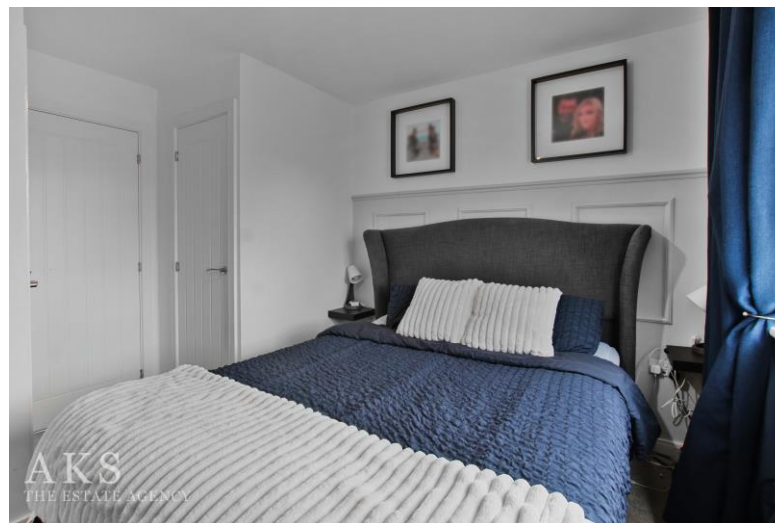
"This is such a lovely three-bedroom semi-detached home in the desirable village of Rolleston-on-Dove. It sits at the back of the estate in a peaceful spot with minimal passing traffic, ideal if you like the peace and quiet but want to be close to everything the village has to offer."

Being just four years old, this home is still like new with all the modern comforts you could want. As you step inside, there's a welcoming entrance hall with a handy downstairs WC. The living room is at the front of the home, bright and cosy, perfect for relaxing. Head through to the back and you'll find the kitchen-diner, which is a real standout. It's got a sleek, modern finish, an island for casual meals or entertaining, and large patio doors that open straight out into the garden. It's a great space for both everyday living and hosting.

Upstairs, the main bedroom comes with built-in storage and its own ensuite, which is always a bonus. There's another double bedroom, plus a single that could work well as a nursery, guest room, or home office. The family bathroom is modern and fresh, with a three-piece suite and an overhead shower.

Outside, the garden is a blank canvas, there's a patio area right outside the patio doors from the kitchen, and a lawn that's ready for someone to make it their own. You've also got tandem parking for two cars and a single garage, so plenty of space there too.

I think this home is a great opportunity for someone looking for a modern home in a quiet village setting, somewhere you can move straight in to and make your own from day one!"



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Did you spot...

This lovely family home has 6 years remaining on the NHBC warranty



A message from the seller:

"Welcome to our home. Selling our house is bittersweet as we absolutely love it and the area too. The reason we are selling is because we have outgrown it. We will miss the many different play areas and beautiful walking paths around the grounds of Rolleston manor, and the beautiful local pub and restaurant The Jinny Inn and The Spread Eagle. We have great neighbours on both sides whom we have built a lovely relationship with over the past 4 years. We know whoever lives here will absolutely love it just as much as we did!"

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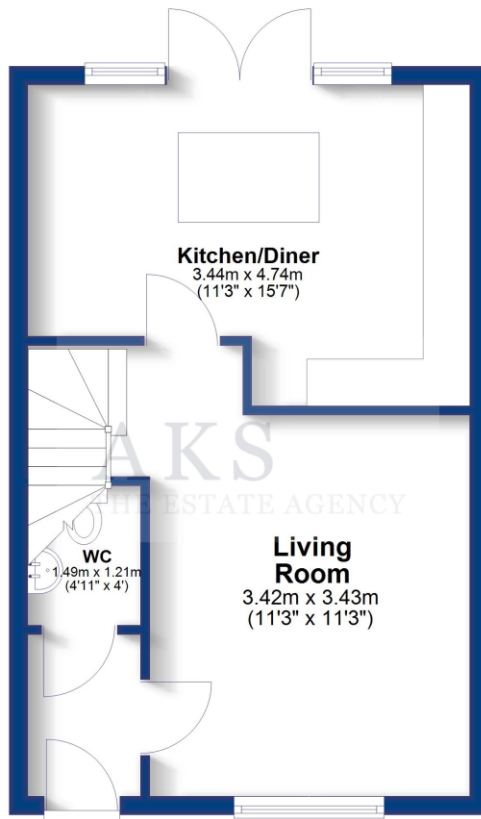


Floor Plan

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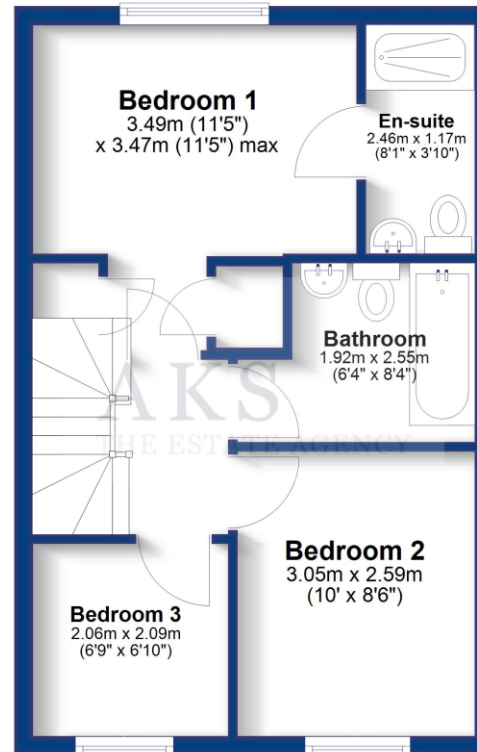
Ground Floor

Approx. 36.1 sq. metres (389.0 sq. feet)



First Floor

Approx. 36.3 sq. metres (390.6 sq. feet)



Total area: approx. 72.4 sq. metres (779.6 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Key Features:

- MODERN THREE BEDROOM SEMI-DETACHED HOUSE
- KITCHEN DINER TO THE REAR
- MAIN BEDROOM WITH BUILT-IN STORAGE AND EN-SUITE
- FANTASTIC LOCATION, CLOSE TO AMENITIES IN A DESIRABLE VILLAGE
- TANDEM PARKING AND SINGLE GARAGE
- SIX YEARS REMAINING ON NHBC WARRANTY
- EPC RATING B



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.



300+ 5 star Google Reviews



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

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

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the property video



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