



£500,000

5 Bedroom Detached House for sale  
3 Garrett Square, Rolleston-on-Dove, Burton-on-Trent





## Overview

ENQUIRE VIA OUR EWEMOVE WEBSITE to view this remarkable "Georgian Style" property nestled in the highly sought-after village of Rolleston-On-Dove. This home boasts an impeccable presentation across its three floors; comprising five bedrooms, two reception rooms, and a dedicated office space, this residence epitomises modern family living.



## Key Features

- Stunning "Georgian Style" Property
- Adaptable Living - Accommodation Over Three Floors
- Five Bedrooms + Study
- Two Reception Rooms
- Family Bathroom + Two En-suites
- Attractive Low Maintenance Rear Garden
- Double Garage + Private Parking
- Sought After Village
- Close To Local Schools
- Excellent Commuter Links









This residence seamlessly combines classic charm with contemporary living, offering a lifestyle of both elegance and practicality. The journey unfolds as you step into the expansive entrance hall, guiding you towards the dual-aspect living room that opens seamlessly to the rear garden through French doors. The ground floor further impresses with a contemporary breakfast kitchen, featuring integrated appliances and dual-aspect windows bathing the space in natural light. An adjacent utility room and a guest WC add practicality to the layout.

Ascending to the first floor reveals a second living room, graced by a dual aspect and a captivating fire surround, making it ideal for larger families. The master suite on this level offers a spacious bedroom, a dressing room with ample fitted wardrobes, and an en-suite shower room. A dedicated study/home office completes the first-floor.

Venturing to the second floor, a generously proportioned second bedroom with built-in wardrobes awaits, accompanied by an en-suite shower room. The third and fourth bedrooms also boast built-in wardrobes, while the fifth serves as a versatile single bedroom or dressing room. The second-floor family bathroom is elegantly appointed with a white suite including a bath, pedestal wash hand basin, and WC.



Outside, the property showcases an inviting front garden and convenient rear vehicle access leading to two parking spaces and a double garage. The beautifully landscaped rear garden features a low-maintenance patio and a lush lawn, creating an idyllic outdoor retreat.

This remarkable residence is ideally positioned at the heart of Rolleston-on-Dove, a village brimming with character and amenities that are just a leisurely stroll away. Immerse yourself in the local culture with visits to beloved pubs like the Spread Eagle and Jinnie Inn, the timeless St. Mary's church, a well-equipped Co-op, a cherished butcher's shop, and the charming cricket club. Everything you need is within reach, including the highly-regarded John of Rolleston Primary and De Ferrers Academy.

For those eager to explore, the historic village of Tutbury beckons, boasting the enchantment of Tutbury Castle, cozy cafes, and traditional country pubs. Essential services like opticians, dentists, and a general store ensure a convenient and fulfilling lifestyle.

Situated perfectly for commuter ease, the village offers swift access to major roads like the A38 and A50, connecting you to Derby, Birmingham, and Nottingham. Rail travel is at your fingertips from nearby Hatton and Burton, and the allure of the East Midlands and Birmingham International airports is just a leisurely drive away.

# Floorplans

GROUND FLOOR  
914 sq ft. (84.9 sq m.) approx.



1ST FLOOR  
633 sq ft. (58.6 sq m.) approx.



2ND FLOOR  
640 sq ft. (59.5 sq m.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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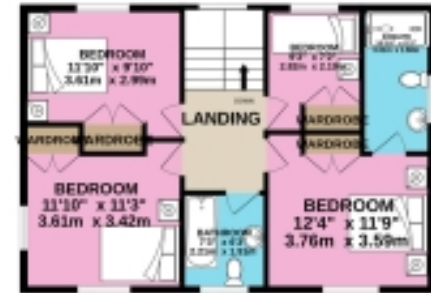
GROUND FLOOR

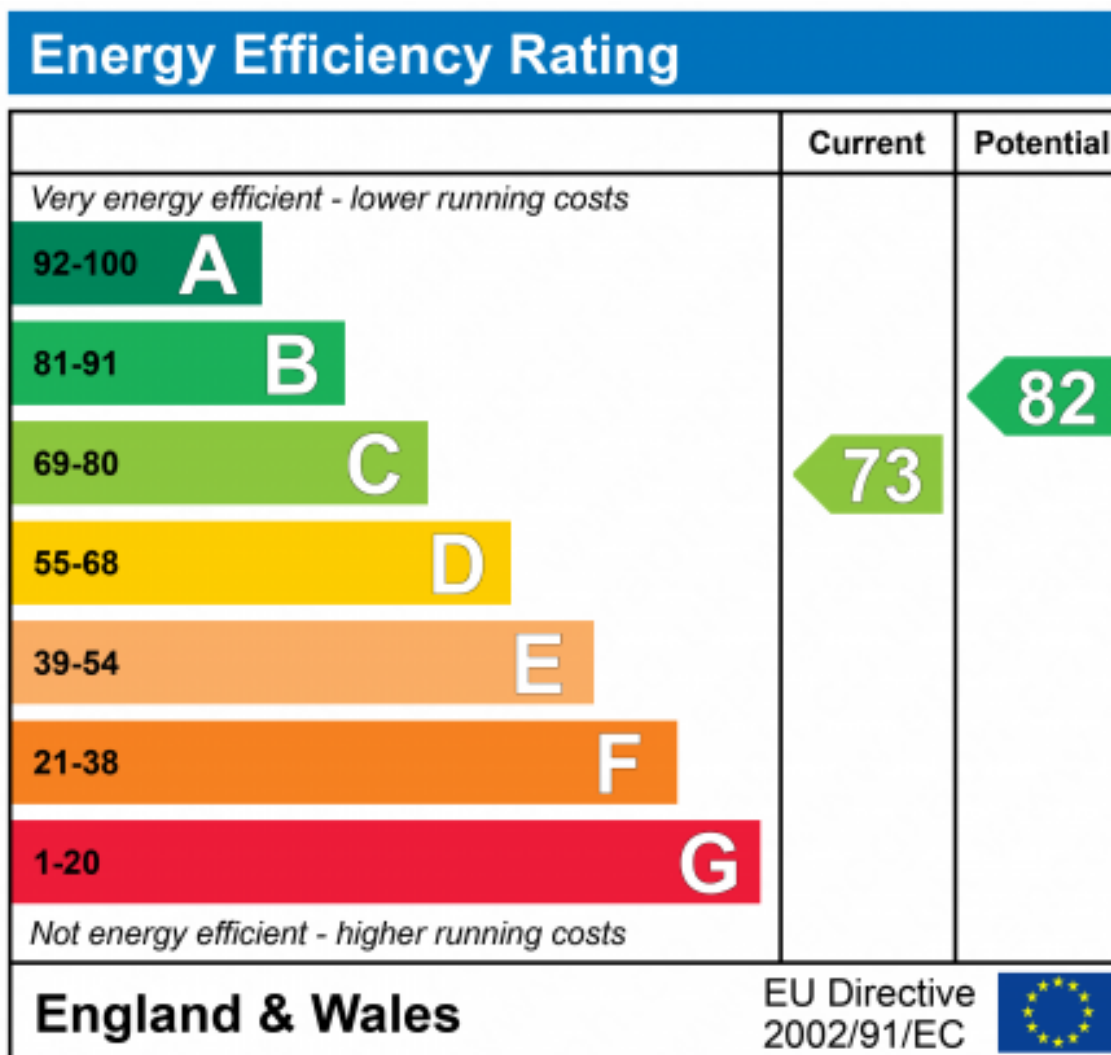


1ST FLOOR



2ND FLOOR







Marketed by EweMove Barton-Under-Needwood

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