



Offers In Excess Of £390,000

4 Bedroom Detached House for sale

35 THE LAWNS, ROLLESTON-ON-DOVE, BURTON-ON-TRENT



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SALES AND LETTINGS



## Overview

BOOK YOUR VIEWING 24/7 VIA OUR EWEMOVE WEBSITE. Nestled in the picturesque village of Rolleston, just a whisper away from the enchanting "Spinney," is where you will find this elegant detached family home, perfect for modern family life. Set on an expansive corner plot, the property boasts beautifully landscaped gardens and a wealth of stylish features throughout.



## Key Features

- Spacious Family Home
- Generous Corner Position
- Converted Garage
- Contemporary Kitchen/Diner
- Living Room With Multi-Fuel Burner
- Further Reception Room/Snug
- Conservatory
- Large Private Driveway
- Popular Village Location
- VIEWING ADVISED







Nestled in the highly sought-after village of Rolleston On Dove, this elegant detached family home is perfect for modern family life. Set on an expansive corner plot, the property boasts beautifully landscaped gardens and a wealth of stylish features throughout.

Step into a welcoming entrance hall and relax in the charming living room, where a cozy multi-fuel burner adds a touch of warmth and elegance.

The heart of the home is the beautifully presented open-plan dining kitchen. This space boasts a window overlooking the rear garden, an array of storage units, two double ovens, integrated appliances including a dishwasher, fridge/freezer, and washing machine, and a four-ring induction hob with a built-in extractor fan.

A utility lobby is positioned next to the kitchen, providing access to the side elevation and also provides access to a WC and houses the gas-fired central heating boiler.



Adjoining the dining area is a delightful conservatory, with doors opening onto a patio seating area, perfect for enjoying the garden views.

A further reception room/family room/home office can be found at the front of the property bathed in natural light from double glazed windows to the front and side elevations.

Upstairs you will find a bright landing area with a storage cupboard off. The spacious master bedroom features a range of built-in wardrobes, offering ample storage.

There are three further spacious bedrooms all served by a modern family bathroom featuring a four-piece suite comprising a panelled bath, low-level WC, pedestal wash basin and a corner shower cubicle.

The front of the property boasts a landscaped fore garden with a variety of shrubs and plants, and a large driveway leading to the converted garage; a versatile room with a double glazed window to the side elevation and an electric heater, ideal for use as a home office, gym, or additional storage.

To the rear of the property is a private, enclosed landscaped garden with a large patio seating area, lush lawn, mature shrubs, plants, and trees, offering serene field views.

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.

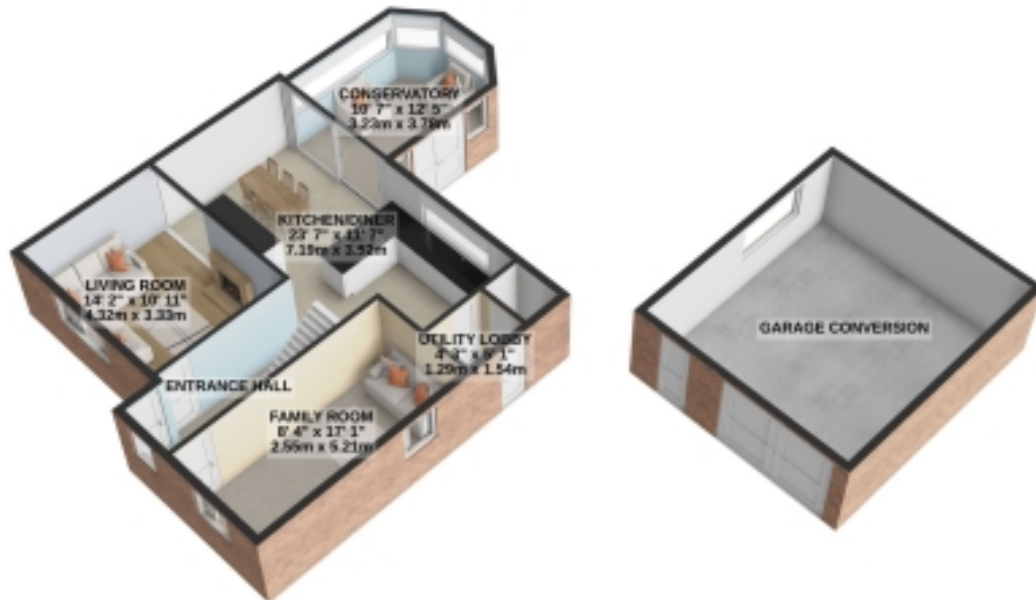
For those eager to explore, the historic village of Tutbury beckons, boasting the enchantment of Tutbury Castle, cozy cafes, and traditional country pubs. Essential services like opticians, dentists, and a general store ensure a convenient and fulfilling lifestyle.

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.

This stylish family home in Rolleston On Dove is a true gem, offering modern amenities, beautiful surroundings, and flexible living spaces to suit any lifestyle. Don't miss the opportunity to make this exquisite property your new home.

# Floorplans

**GROUND FLOOR**  
1099 sq.ft. (102.1 sq.m.) approx.



**1ST FLOOR**  
620 sq.ft. (57.6 sq.m.) approx.



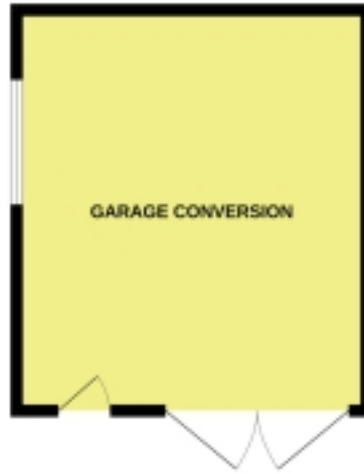
**TOTAL FLOOR AREA : 1719 sq.ft. (159.7 sq.m.) approx.**

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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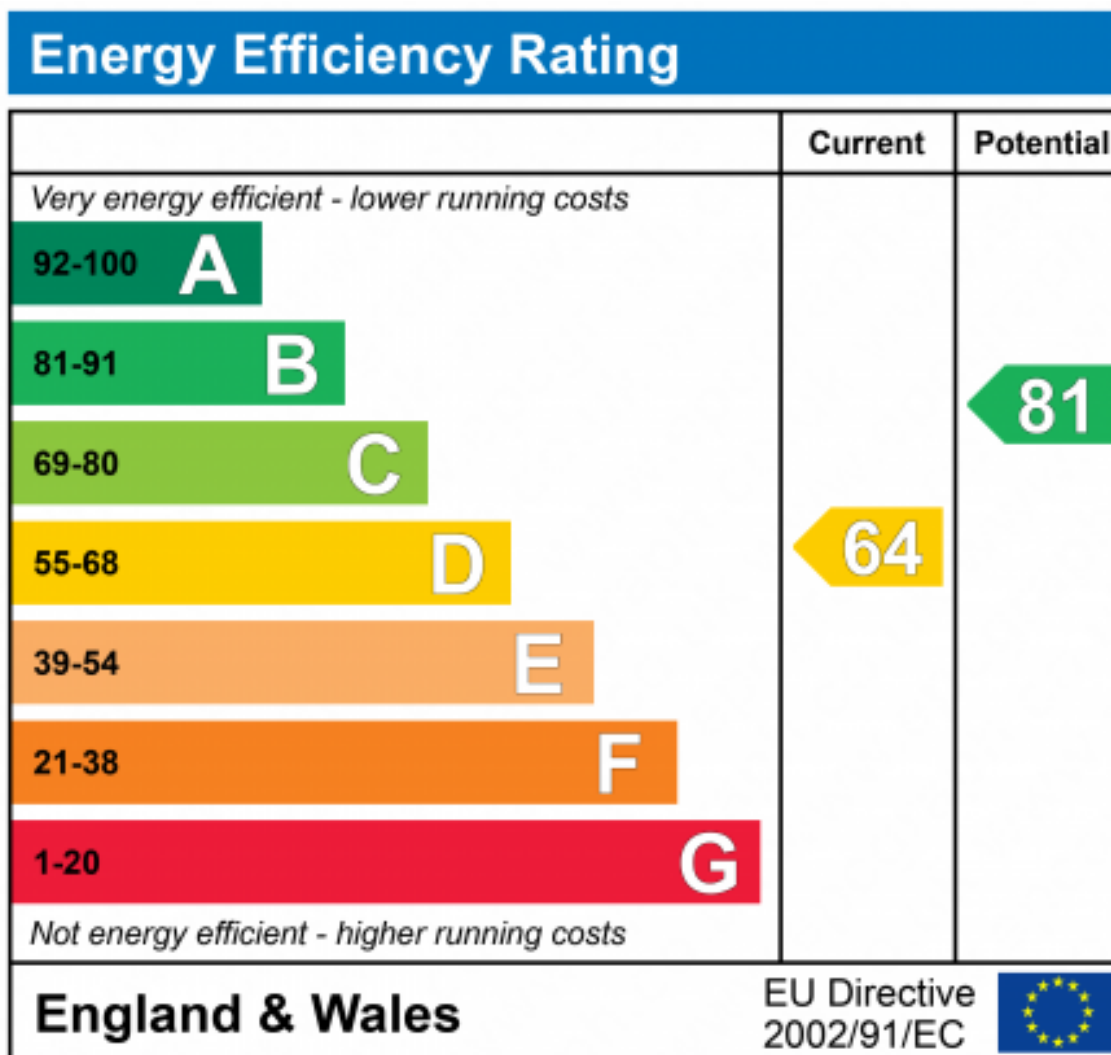
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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