



# EweMove

SALES AND LETTINGS

Lichfield & Barton-under-Needwood



£435,000

4 Bedroom Detached House for sale

4 Meadow Fields, Rolleston-on-Dove, Burton-on-Trent



# EweMove

SALES AND LETTINGS





## Overview

BOOK YOUR VIEWING VIA OUR EWEMOVE WEBSITE OR CALL US 24/7!  
Are you craving that open plan kitchen/dining living space? Then look no further! Located in this highly desirable village, this stunning family home is not to be missed. VIEWING ESSENTIAL!



## Key Features

- SHOW HOME CONDITION!
- Stunning Family Home
- Contemporary Open Plan Kitchen/Diner/Family Room
- Master Bedroom With En-suite
- Private Driveway & Garage To Rear
- Sought After Village Location
- Close to Excellent Local Amenities
- Call NOW 24/7 or book instantly online to View









BOOK YOUR VIEWING VIA OUR EWEMOVE WEBSITE OR CALL US 24/7!

Dreaming of a light-filled open plan living space where the whole family can come together? Welcome to your next chapter in the heart of the ever-popular Rolleston on Dove.

From the moment you arrive, the pretty front garden and open outlook create a warm first impression. Step inside and you're greeted by a cosy living room perfect for evenings in, before the home opens out into a stunning kitchen/dining/family hub - a contemporary space made for entertaining, complete with bifold doors that effortlessly connect indoor and outdoor living.

The sleek, modern kitchen is fully equipped with integrated appliances, including a gas hob, eye-level double oven, and a dishwasher. There's also a handy utility cupboard and a spacious WC on the ground floor.



Upstairs, the airy landing leads to three generous double bedrooms, with the master bedroom boasting its own ensuite. The fourth bedroom is a versatile single-ideal as a nursery, dressing room or home office. A stylish family bathroom completes the picture.

Outside, enjoy a private rear garden, side access, driveway parking, and a detached single garage.

All this is set within walking distance of local favourites like The Spread Eagle and The Jinnie Inn, St Mary's Church, and everyday essentials including the Co-op, butchers, cricket club, and post office. Families will love the excellent local schools, including John of Rolleston Primary and De Ferrers Academy.



and prior to a sales memorandum being issued.

With fantastic links to the A38, A50, and nearby rail connections, plus East Midlands and Birmingham airports within easy reach, this home offers the perfect blend of village tranquillity and commuter convenience.

## VIEWING ESSENTIAL

ADDITIONAL INFORMATION (Purchasers are advised to verify the details through their legal representative.)

Tenure: Freehold

Property Construction: Traditional

Parking: Private Driveway & Garage

Electricity Supply: Mains connected

Water Supply: Mains connected

Sewerage: connected to mains drainage

Heating: Gas central heating

Conservation Area: No

Broadband: Superfast Fibre available (For confirmation of speed and availability, please refer to Ofcom's broadband checker.)

Mobile Signal Coverage: Good (Please check specific coverage through Ofcom's mobile checker.)

EPC rating: B

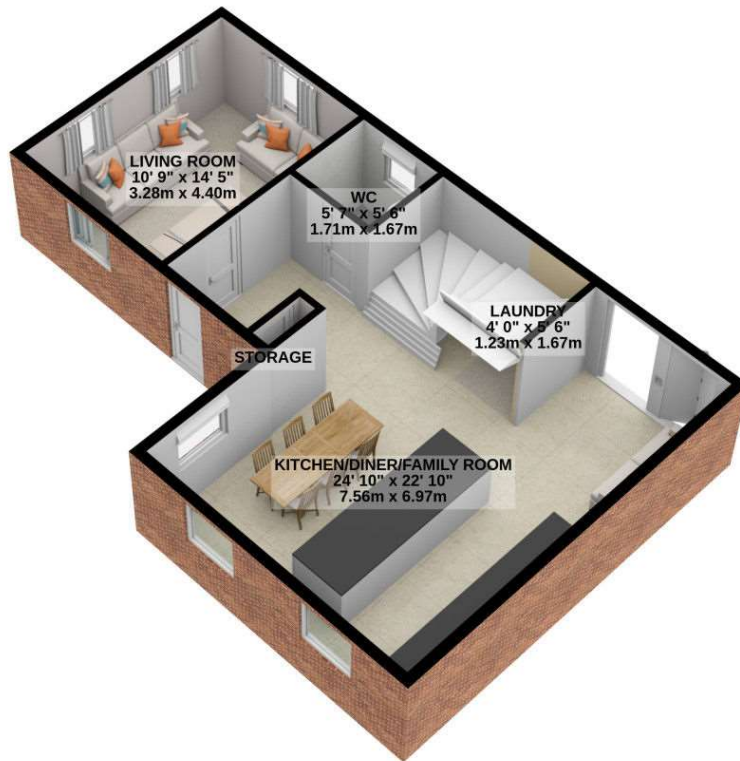
Council Tax rating: E

We are required by law to comply fully with The Money Laundering Regulations Act 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use Movebutler to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. A non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed

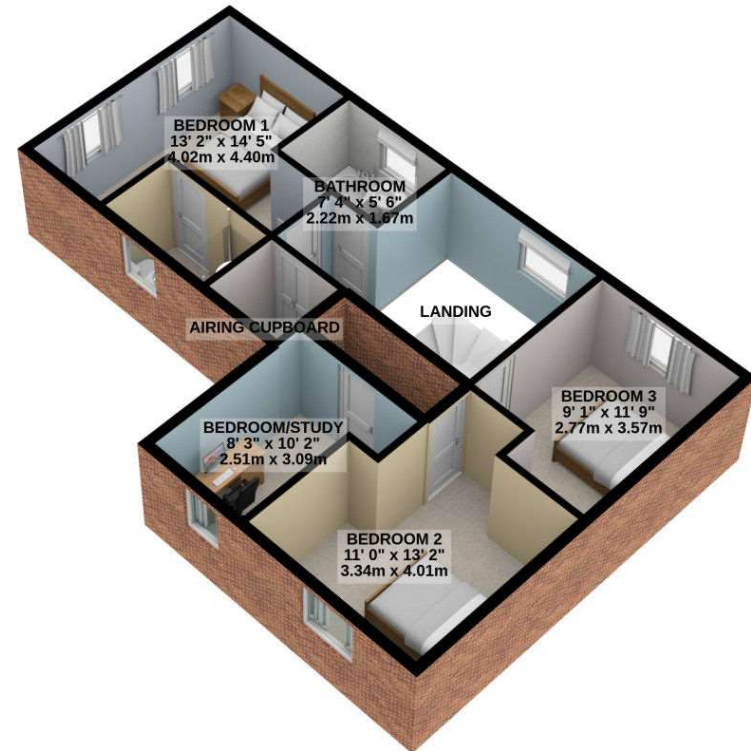


# Floorplans

GROUND FLOOR  
659 sq.ft. (61.3 sq.m.) approx.



1ST FLOOR  
635 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA : 1294 sq.ft. (120.2 sq.m.) approx.

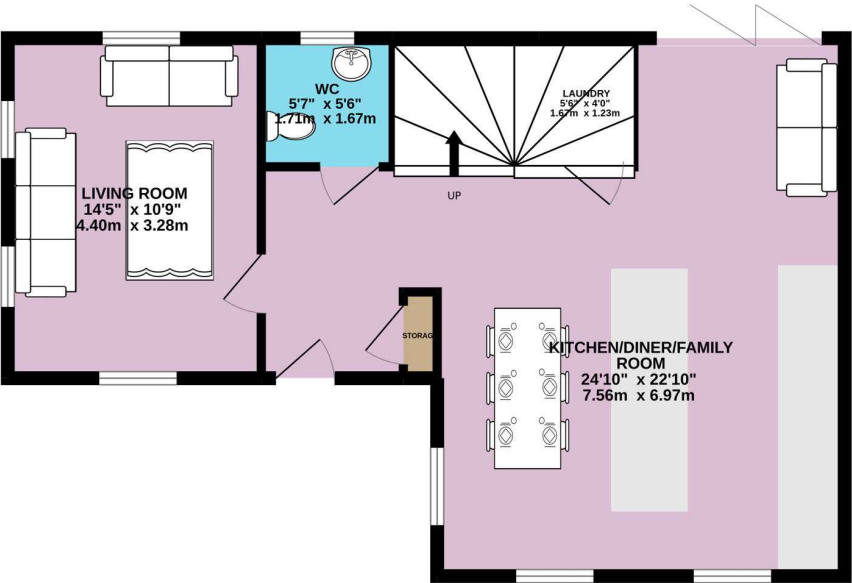
For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

Made with Metropix © 2022

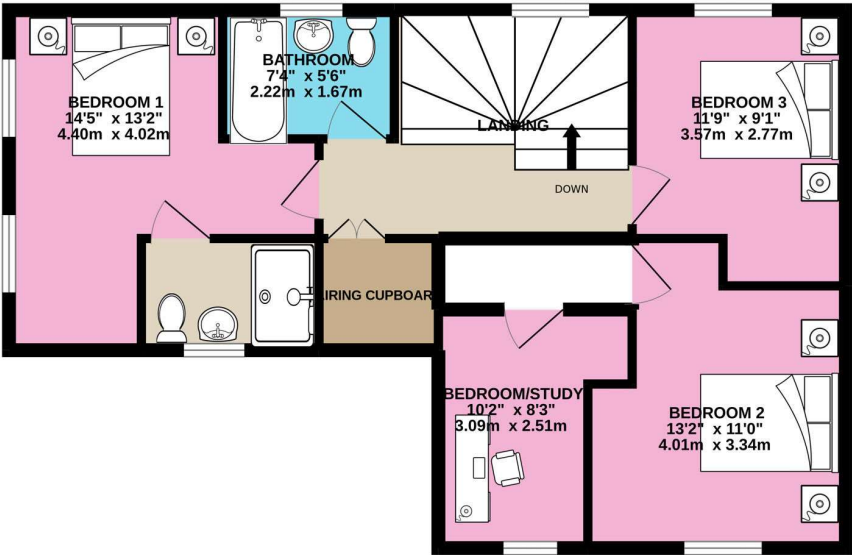


# Floorplans

GROUND FLOOR  
659 sq.ft. (61.3 sq.m.) approx.



1ST FLOOR  
635 sq.ft. (58.9 sq.m.) approx.

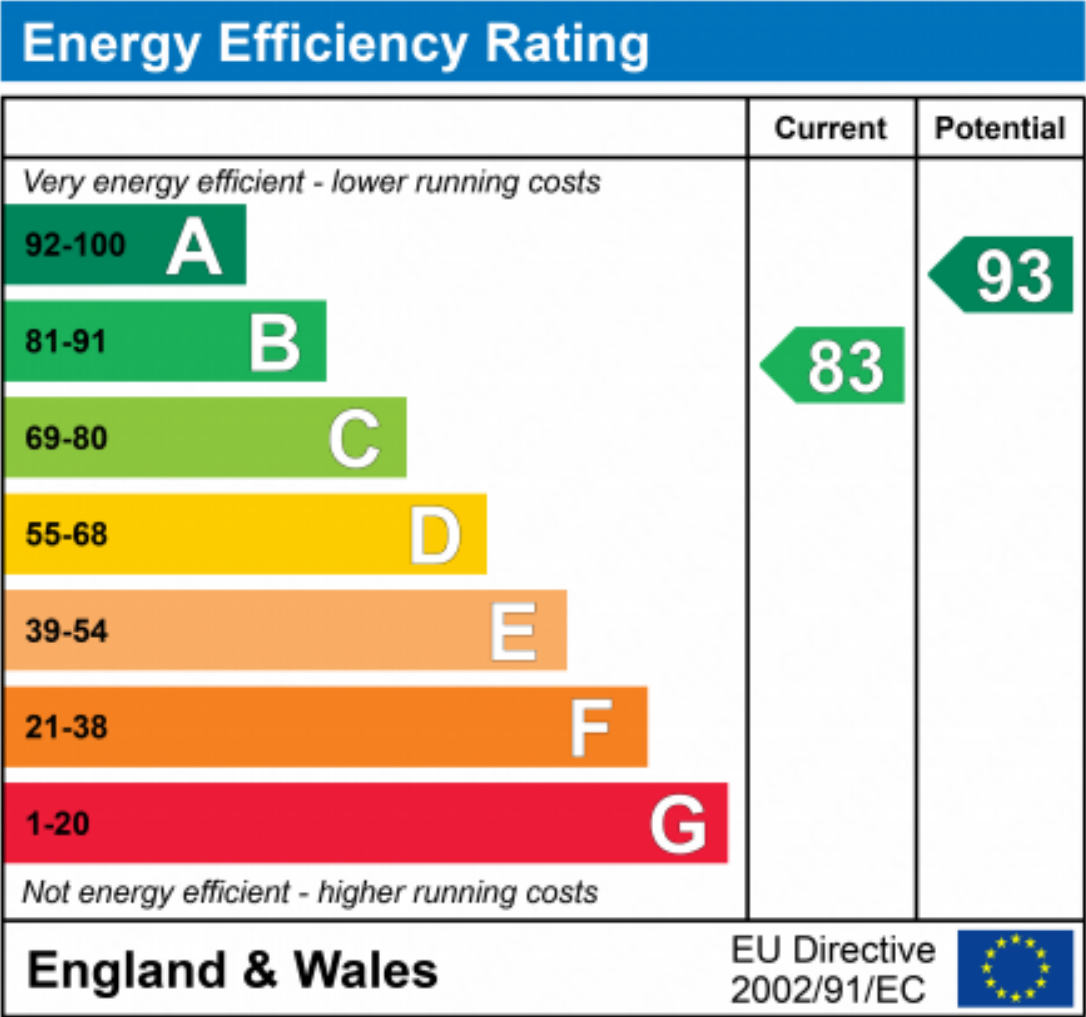


TOTAL FLOOR AREA : 1294 sq.ft. (120.2 sq.m.) approx.

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.

Made with Metropix ©2022









Marketed by EweMove Barton-under-Needwood

01283 247076 (24/7)  
barton@ewemove.com

