



EweMove

SALES AND LETTINGS

Lichfield & Barton-under-Needwood



£435,000

5 Bedroom Detached House for sale

64 Meadow View, Rolleston-on-Dove, Burton-on-Trent



EweMove

SALES AND LETTINGS



Overview

ENQUIRE VIA OUR EWEMOVE WEBSITE OR CALL 24/7 to view this delightful family home tucked away in a quiet cul-de-sac. At the heart of the home, a bright kitchen/diner and family room stretch across the rear, with French doors opening onto the private garden, ideal for relaxed entertaining or sunny weekend brunches.



Key Features

- Attractive front garden and generous private driveway
- Peaceful cul-de-sac location
- Spacious kitchen/diner and family room with French doors to the garden
- Four first floor bedrooms plus ground floor bedroom with en-suite - ideal guest room, second lounge, or home office
- Private Driveway & Single Garage
- Modern, fully-equipped kitchen with range cooker and integrated dishwasher
- Stylish family bathroom
- Large, private rear garden
- Walking distance to local pubs, shops, church, and cricket club







Charming Family Home in a Peaceful Cul-de-Sac

Tucked away in a quiet cul-de-sac, this delightful home welcomes you with an attractive front garden and a generous driveway. Step inside and you'll find a warm, inviting living room - the perfect place to unwind on cosy evenings. At the heart of the home, a bright kitchen/diner and family room stretch across the rear, with French doors opening onto the private garden, ideal for relaxed entertaining or sunny weekend brunches.

On the ground floor, a versatile bedroom with en-suite shower room offers endless possibilities - a comfortable guest suite, second reception room, or a stylish home office - complemented by a handy separate WC. The sleek, modern kitchen is fully equipped, featuring a range cooker, integrated dishwasher, and convenient side access leading to the rear of the garage.

Upstairs, the spacious landing connects three generous double bedrooms and a flexible fourth single, with a chic family bathroom fitted with a modern white suite including a bath with a shower over, completing the upper floor.

Outside, the generous rear garden offers plenty of space for children to play, summer gatherings, growing vegetables or simply soaking up the sunshine. To the front, a private driveway leads to an attached single garage.

Perfectly positioned, you're just a short stroll from much-loved local amenities including The Spread Eagle, The Jinnie Inn, and St Mary's Church, along with everyday essentials at the Co-op, local butchers, post office, and cricket club. Families will appreciate the excellent schools nearby, including John of Rolleston Primary and De Ferrers Academy.



With superb transport links via the A38, A50, and nearby rail stations - plus East Midlands and Birmingham airports within easy reach - this home combines the charm of village living with commuter convenience.

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

Tenure: Freehold

Property Construction: Traditional.

Parking: Private driveway & single garage.

Electricity Supply: Mains connected.

Water Supply: Mains connected.

Sewerage: Mains drainage.

Heating: Gas central heating.

Tree Preservation: No.

Conservation Area: No.

Broadband: Full 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: TBC

Council Tax rating: E.

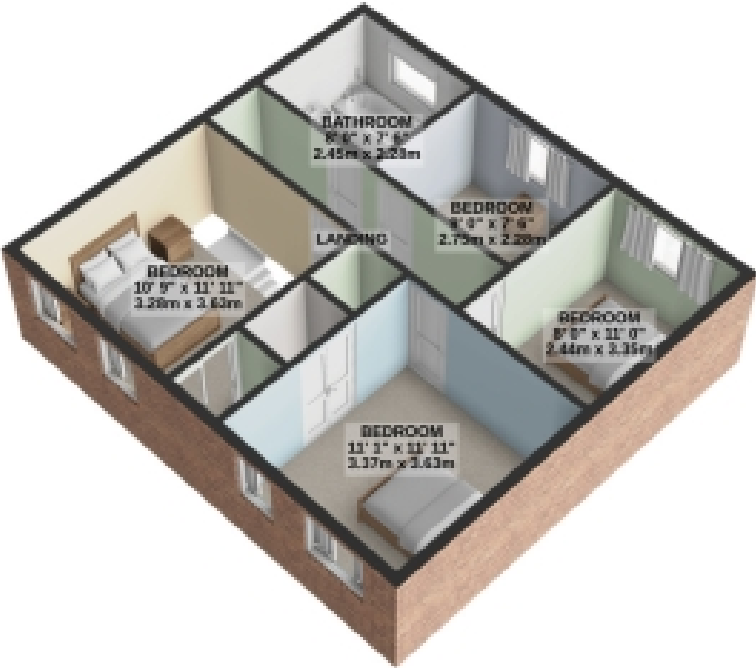
We are required by law to comply fully with The Money Laundering Regulations Act 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use Movebutler to complete the necessary 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 and prior to a sales memorandum being issued.

Floorplans

GROUND FLOOR
953 sq.ft. (88.5 sq.m.) approx.



1ST FLOOR
574 sq.ft. (53.3 sq.m.) approx.

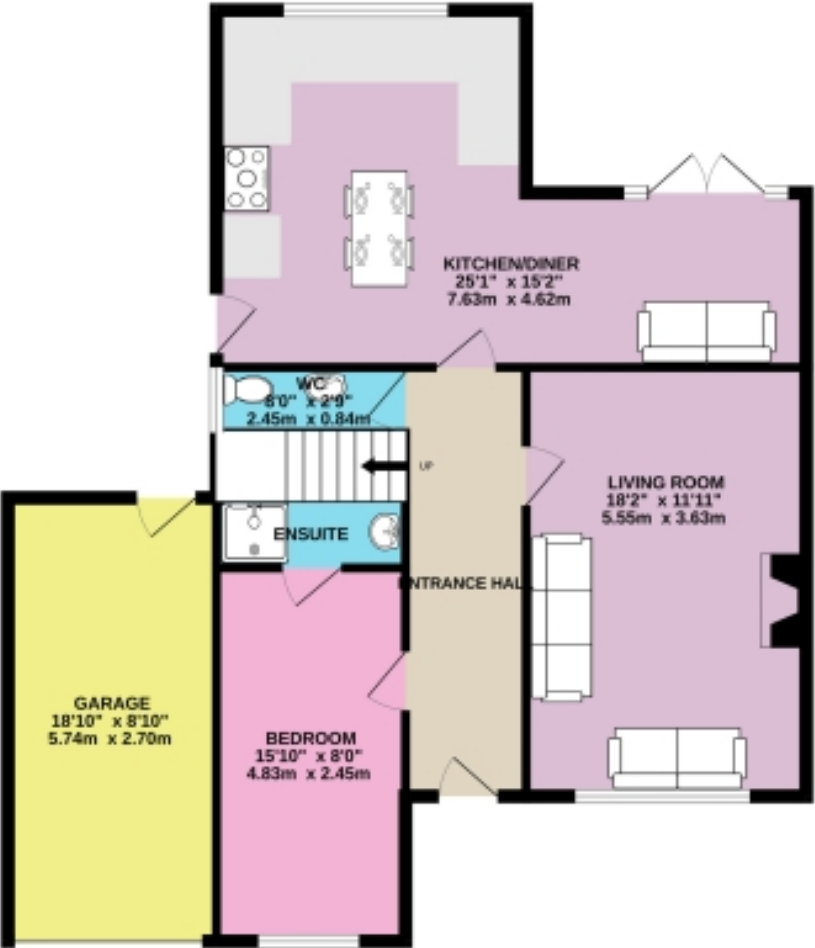


TOTAL FLOOR AREA : 1527 sq.ft. (141.8 sq.m.) approx.

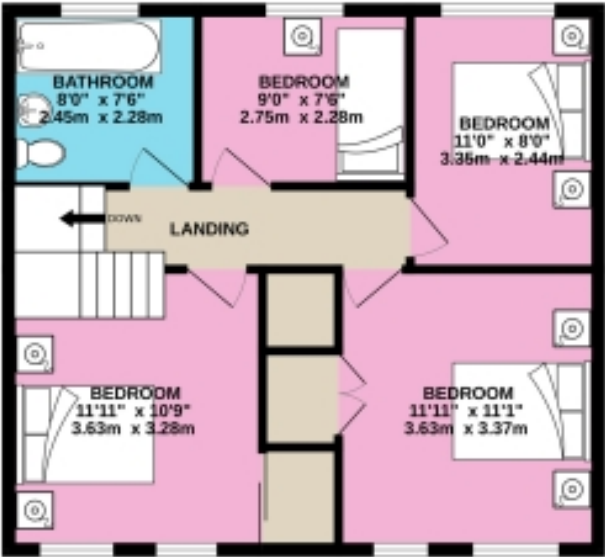
For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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Whilst every attempt has been made to ensure the accuracy of the 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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EPC

The EPC will be available within 28 days or the property may be exempt, please speak to us for more details.



Marketed by EweMove Barton-under-Needwood

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