



18 Forest School Street

Rolleston-On-Dove | DE13 9AZ | Guide Price £425,000

ROYSTON
& LUND

- Guide Price £425,000 to £450,000
- Welcoming Living Room with Fireplace
- Multiple Integrated Storage
- Ground Floor WC
- EPC Rating - C
- Attractive Four-Bedroom Detached Home – Rolleston-on-Dove
- Integrated Kitchen/Diner with Breakfast Bar
- Bedroom with En-suite
- Ample Garden Space/Integral Garage
- Freehold / Council Tax Band - E





Attractive Four-Bedroom Detached Home – Rolleston-on-Dove

An appealing four-bedroom detached family home located in the charming village of Rolleston-on-Dove, perfectly positioned adjacent to beautiful countryside walks.

Upon entering, a bright hallway leads into a spacious living room featuring a welcoming fireplace. The fully integrated kitchen-diner offers everything for modern family living, including an oven, microwave, dishwasher, gas hob, and wine cooler, along with a stylish breakfast bar for casual dining. A convenient WC completes the ground floor.

Upstairs, there are four well-appointed bedrooms, each with generous integrated storage. The principal bedroom enjoys its own en-suite shower room with an anti-steam, illuminated mirror, while a modern family bathroom serves the remaining bedrooms.

Outside, the private garden combines slatted patio areas, gravel pathways, and lawn, bordered by mature shrubs and offering side access to the garage. To the rear, there is off-road parking for two vehicles, with additional on-street parking available. The home's kerb appeal is enhanced by ornamental iron fencing to the front.

The property is well placed for local amenities. The village is served by John of Rolleston Primary School, with secondary education available at The de Ferrers Academy just over a mile away. Healthcare facilities, including Stretton Branch Surgery and several dental practices, are within easy reach.

Rolleston-on-Dove offers an active community lifestyle, with St Mary's Church at its heart and the Jinnie Trail providing a scenic walking route between Rolleston and Stretton. Excellent transport links via the A38 give quick access to Derby, Birmingham, and beyond, while Burton-on-Trent railway station is around ten minutes away, offering regular services to major Midlands destinations.





EPC

Energy Efficiency Rating

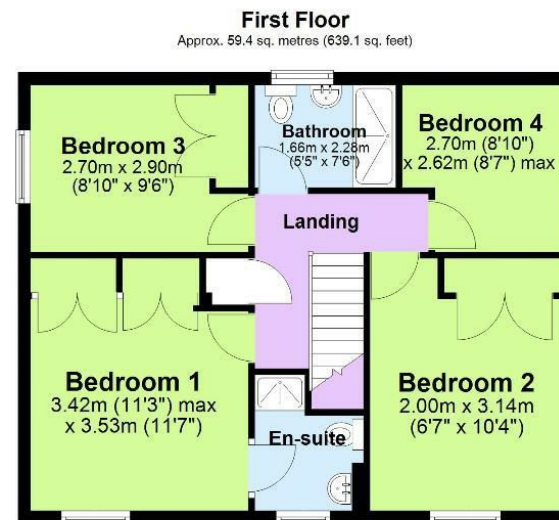
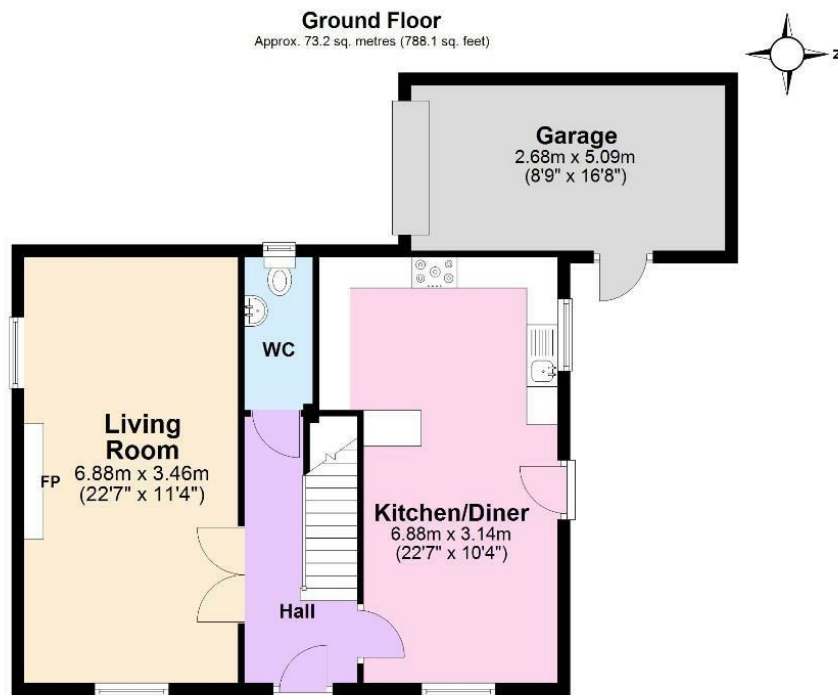
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	83

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC



Total area: approx. 132.6 sq. metres (1427.2 sq. feet)

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