





Occupying an elevated position with attractive open rural views to the front, this spacious four-bedroom detached family home is located within the highly sought-after village of Rolleston-on-Dove. Offering well-proportioned accommodation throughout, the property features a generous lounge diner, an extended open-plan kitchen diner, four bedrooms, an en-suite to the principal bedroom, a family bathroom, integral garage and a private rear garden, making it an ideal home for growing families. In place in the garden is a fully kitted out home office with electrics.



Accommodation

The accommodation begins with a welcoming entrance hallway with a guest cloakroom. The spacious lounge enjoys open countryside views to the front and flows through to the dining area, where French doors open onto the rear garden. To the rear of the property, the extended open-plan kitchen diner provides an excellent family and entertaining space, offering a range of fitted units, integrated appliances and ample room for everyday dining, with direct access to the garden.

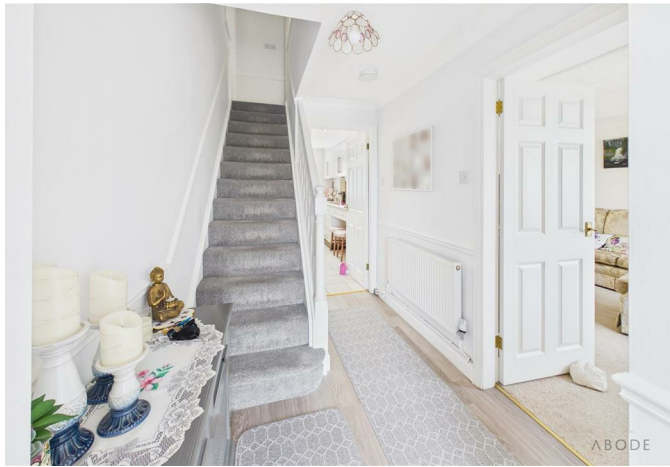
To the first floor, the principal bedroom benefits from elevated rural views and a spacious en-suite bathroom complete with both a bath and separate shower. There are two further double bedrooms, both offering fitted storage, whilst the fourth bedroom provides flexibility as a child's bedroom, nursery or home office. Completing the accommodation is the family bathroom.

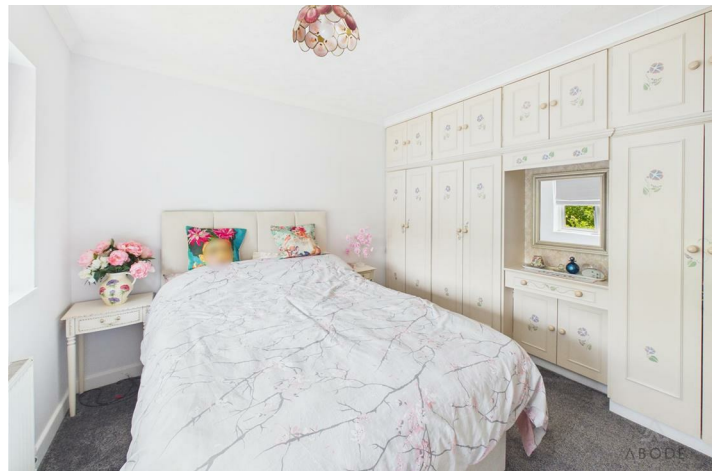
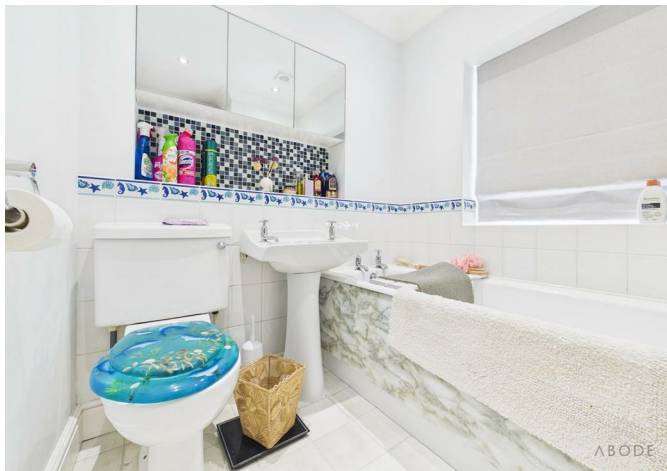
Externally, the property is set back behind a sweeping driveway providing ample off-road parking and access to the integral single garage. The enclosed rear garden enjoys a good degree of privacy and features a paved patio, lawn, mature planting and a useful garden shed, creating an ideal outdoor space for relaxing and entertaining.

Situated within Rolleston-on-Dove offers an excellent range of local amenities including shops, public houses, highly regarded schools and scenic countryside walks. The property also benefits from excellent transport links via the A38 and A50, providing easy access to Burton upon Trent, Derby and beyond.



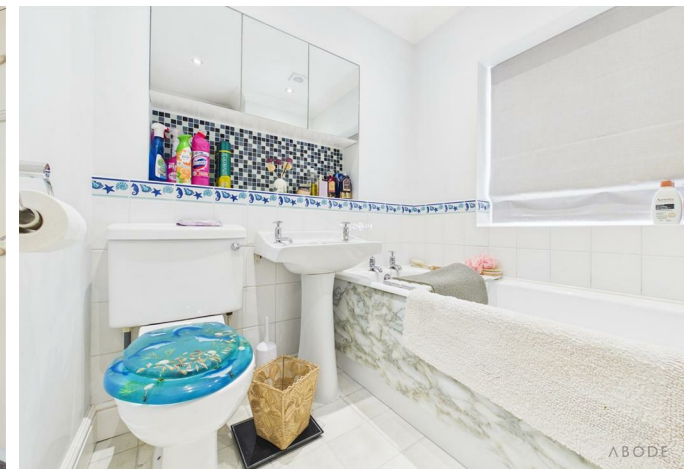
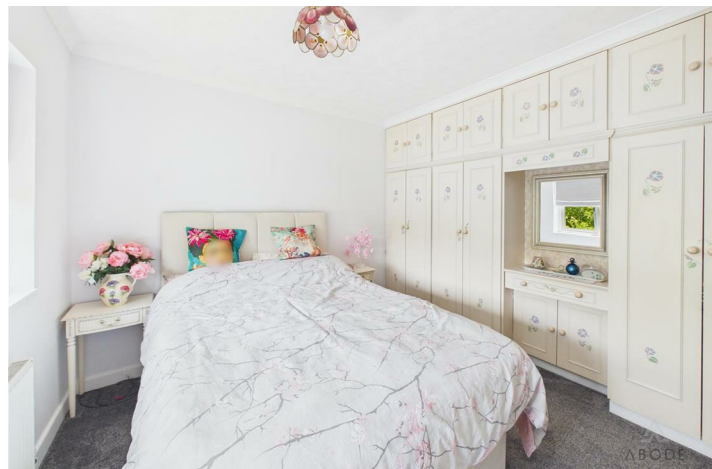


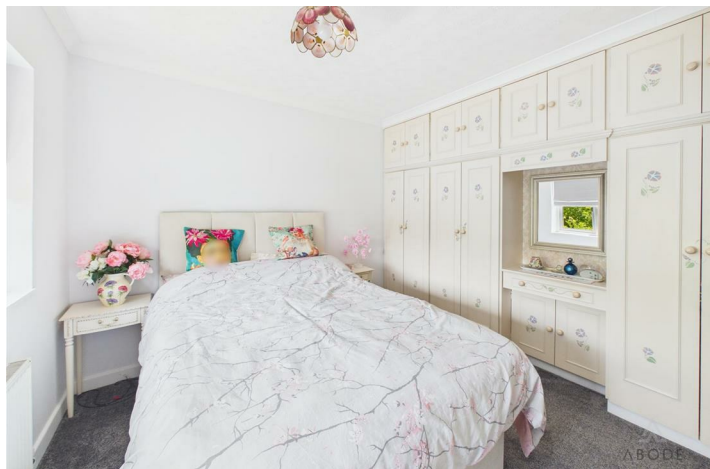
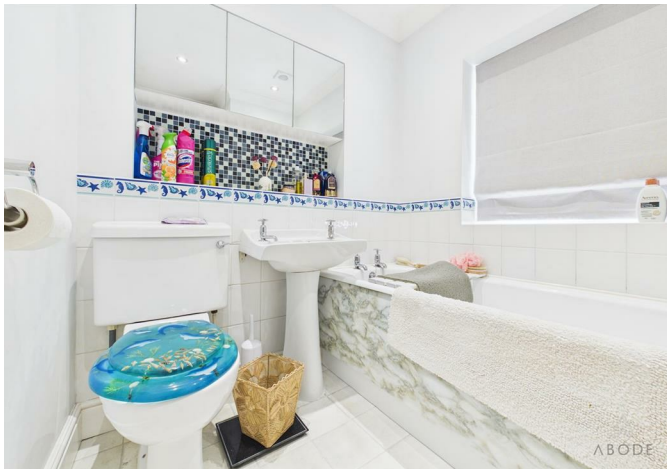




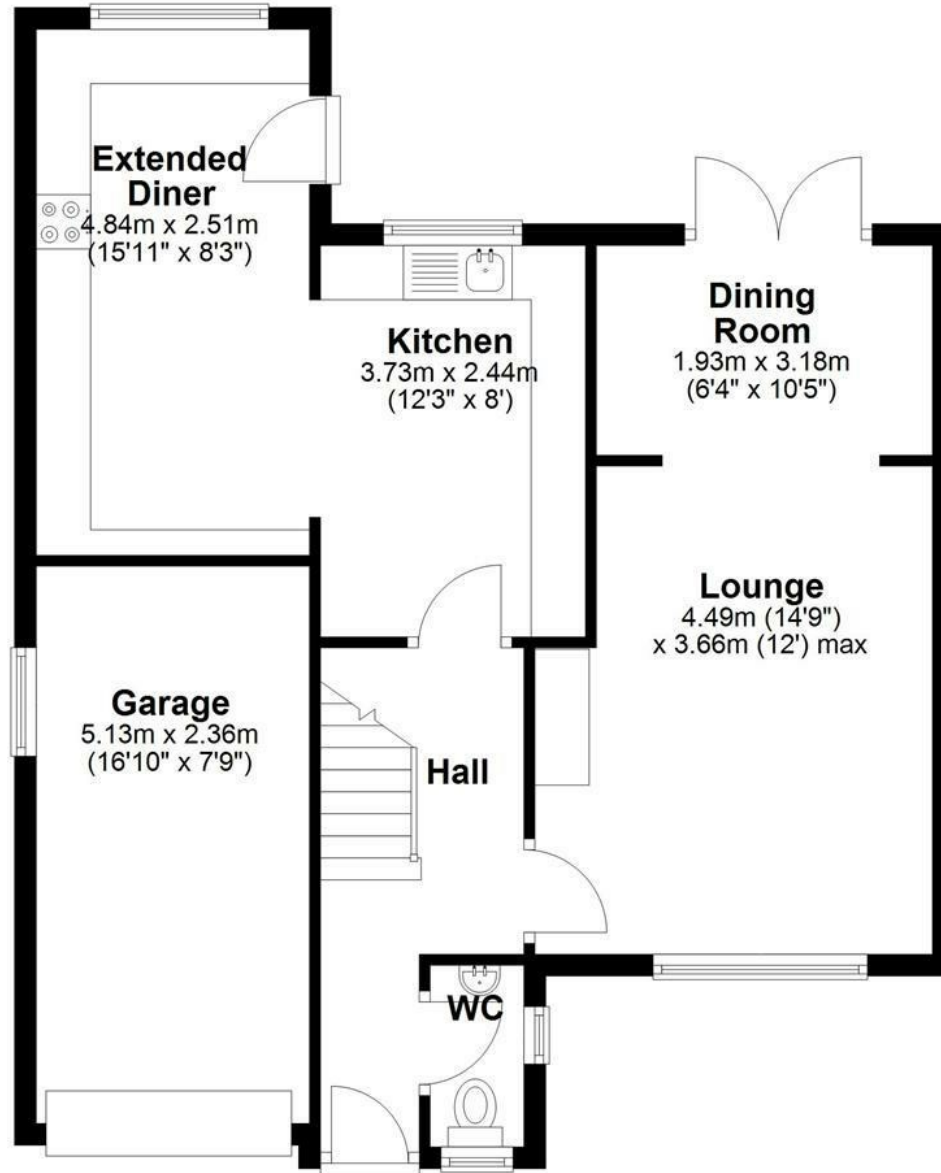




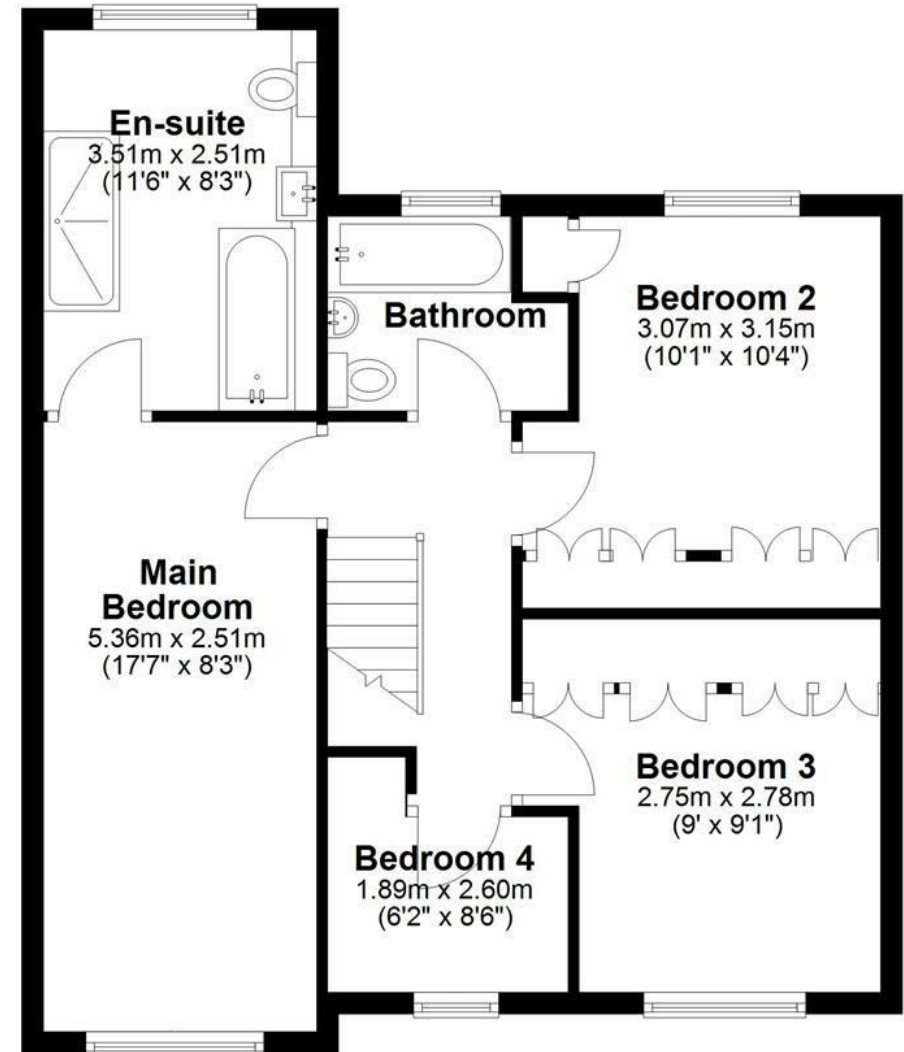


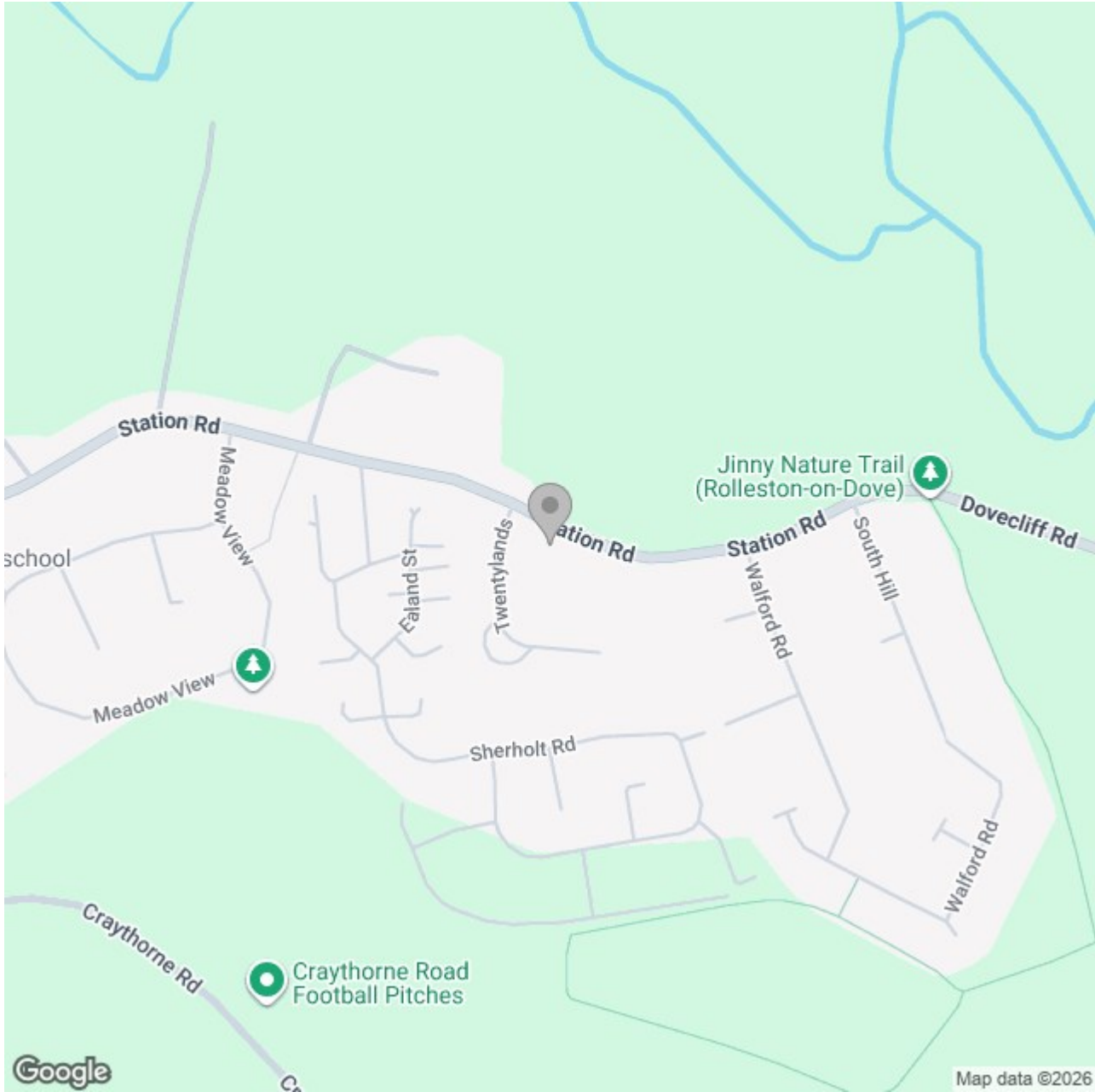


Ground Floor



First Floor





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		

England & Wales

EU Directive 2002/91/EC