# Station Road

Rolleston-on-Dove, Burton-on-Trent, DE13 9AB

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£450,000

This lovely detached property is set on a superb large garden plot in a pretty village location and offers a perfect home for a growing family with three/four reception rooms, four bedrooms, ensuite and bathroom, together with a long drive and double garage. Available with the advantage of no chain.

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This superb detached home offers an amazing combination of an extended layout with plenty of flexibility and a wonderful large plot with a long and generous drive, a double garage and good size gardens, perfect for those wanting plenty of space inside and out. Well presented throughout and ready to move into yet has plenty of potential to modernise in your own style and potentially extend, subject to planning permission. Positioned in a fabulous location close to nature trails and walks by the River Dove and waterfall, Rolleston Cricket Club, the village shop and popular local pubs including The Spread Eagle and The Jinnie, perfect for drinks or an evening out. The A38 and A50 are in easy reach and train stations can be found in nearby Hatton, Burton-on-Trent, Willington and Derby.

The porch opens into the hall which provides a welcoming entrance with a useful double storage cupboard ideal for coats and shoes, stairs to the first floor and doors leading off to the ground floor accommodation including the guest WC. The lounge is a lovely light room with views to front and a fireplace. The dining room is ideal for entertaining with the unique feature of a serving hatch to the kitchen and patio doors opening out to the garden. The kitchen is well appointed with quality work surfaces, a good size built-in fridge and freezer, spotlights, a window framing garden views, and a handy pantry/understairs cupboard. The house has been extended to provide a second sitting room off the kitchen, which has garden views and a door to a home office/study, both creating that extra living/work/hobby space. There is a side hall with an internal door to the garage.

To the first floor, the landing has a window to side and doors leading off to the bedrooms and bathroom. The master bedroom is a good size room with open views to front as captured in the photos and a compact ensuite with a shower and wash basin. Bedrooms two, three and four are all lovely light rooms and share the modern bathroom.

The rear garden is of a good size, perfect for children and keen gardeners having mature borders, a large paved terrace ideal for garden furniture and a superb silver birch tree as the centre piece.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
**Please note**: Some photos have been virtually staged.
It is quite common for some properties to have a Ring doorbell and internal recording devices.
**Property construction**: Standard
**Parking**: Drive & garage
**Electricity supply**: Mains
**Water supply**: Mains
**Sewerage**: Mains
**Heating**: Gas
(Purchasers are advised to satisfy themselves as to their suitability).
**Broadband type**: See Ofcom link for speed: https://checker.ofcom.org.uk/
**Mobile signal/coverage**: See Ofcom link https://checker.ofcom.org.uk/
**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band E
**Useful Websites:** www.gov.uk/government/organisations/environment-agency
**Our Ref**: JGA/11082026
We are required by law to comply fully with The Money Laundering Regulations 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 the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 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.



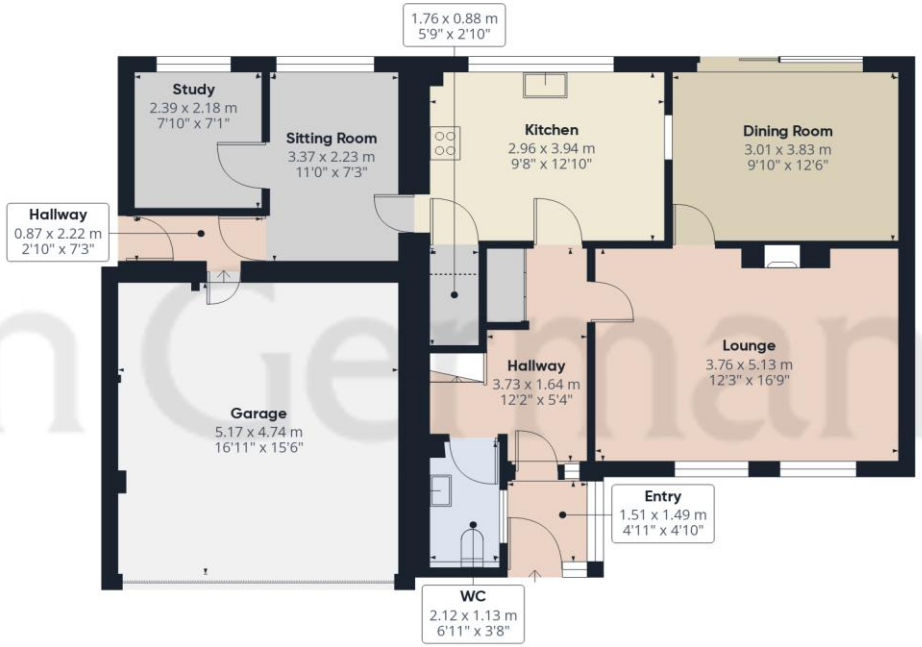




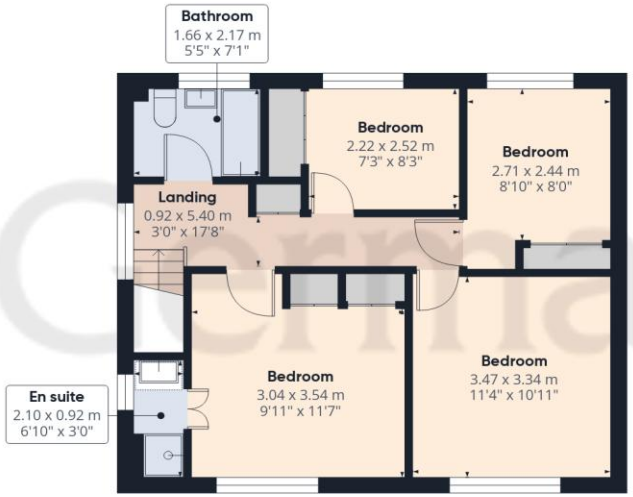







Ground Floor







Floor 1

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**Approximate total area**(1)

146.3 m²

1577 ft²

**Reduced headroom**

1 m²

11 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360









## Agents' Notes

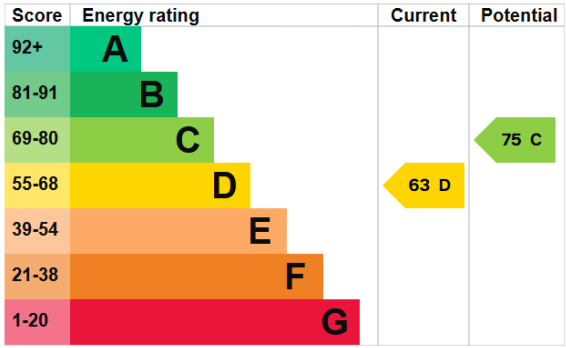
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

## Referral Fees

**Mortgage Services -** We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services -** If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services -** If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.




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