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SALES & LETTINGS

Station Road, Rolleston-On-Dove, DE13 9AA

Asking Price £269,950

https://www.abodemidlands.co.uk

Situated within the highly regarded village of Rolleston-on-Dove, this characterful two-bedroom semi-detached home offers beautifully presented and surprisingly versatile accommodation.

The property combines attractive period features with comfortable modern living, including two reception areas, a fitted kitchen, a flexible study or garden room, ground-floor WC, two bedrooms and a stylish family bathroom. Outside, there is off-road parking with electric charger and a particularly attractive, established rear garden arranged into several distinct seating and planting areas.

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Accommodation

GROUND FLOOR

The entrance opens into a spacious dining and family room, which forms the heart of the home. This inviting reception space features a log-burning stove set beneath a timber mantel, together with room for both dining and additional seating furniture. An attractive arched opening connects the room with the separate living room.

Positioned at the front of the property, the living room is a comfortable and well-presented reception space with a wide window overlooking the frontage. There is ample room for sofas and freestanding furniture, while neutral décor and wood-effect flooring create a light and welcoming finish.

The kitchen is arranged in a practical galley-style layout and is fitted with a range of shaker-style wall, base and drawer units, complemented by work surfaces and tiled splash backs. There is a gas hob with an extractor above, an integrated oven and space for further appliances. A doorway continues through to the rear section of the property.

A useful ground-floor WC is fitted with a white suite comprising a WC and wash hand basin.

Completing this level is a versatile study or garden room. Currently arranged to provide both home-working and additional sitting space, the room would also suit use as a snug, hobby room or playroom. French doors open directly onto the garden, creating a pleasant connection between the internal accommodation and the outdoor seating area.

FIRST FLOOR

The first-floor landing provides access to two bedrooms and the family bathroom.

The principal bedroom is a well-proportioned double room positioned at the front of the property. A large window provides plenty of natural light, while the room offers ample space for a double bed, bedside tables,

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wardrobes and additional freestanding furniture.

Bedroom two is positioned at the rear and enjoys an attractive outlook across the garden. The room currently accommodates a double bed and also benefits from a useful built-in storage cupboard.

The family bathroom is finished in a stylish contemporary scheme and fitted with a freestanding roll-top bath incorporating an overhead shower and glazed screen, a WC and a wash hand basin set upon a generous vanity unit. Modern tiling and wood-effect flooring complete the room.

OUTSIDE

To the front, a driveway provides off-road parking, with gated access continuing along the side of the property and into the rear garden.

The rear garden is a particularly appealing feature of the home and has been thoughtfully arranged into several distinct areas. Immediately outside the study is a private slate seating area framed by mature climbing plants, creating an ideal setting for outdoor dining and entertaining.

Beyond this is a lawned garden with established planted borders, mature trees and hedging.

LOCATION

The property is situated on Station Road in the sought-after village of Rolleston-on-Dove. This attractive Staffordshire village offers a strong sense of community and a range of everyday amenities, including a village store and Post Office, public houses, a primary school and picturesque countryside walks.

Rolleston-on-Dove is conveniently positioned for access to Burton upon Trent, Derby and Uttoxeter. The nearby A38 and A50 provide excellent road connections throughout the wider Midlands, while Tutbury and Hatton railway station offers services to surrounding towns and cities.

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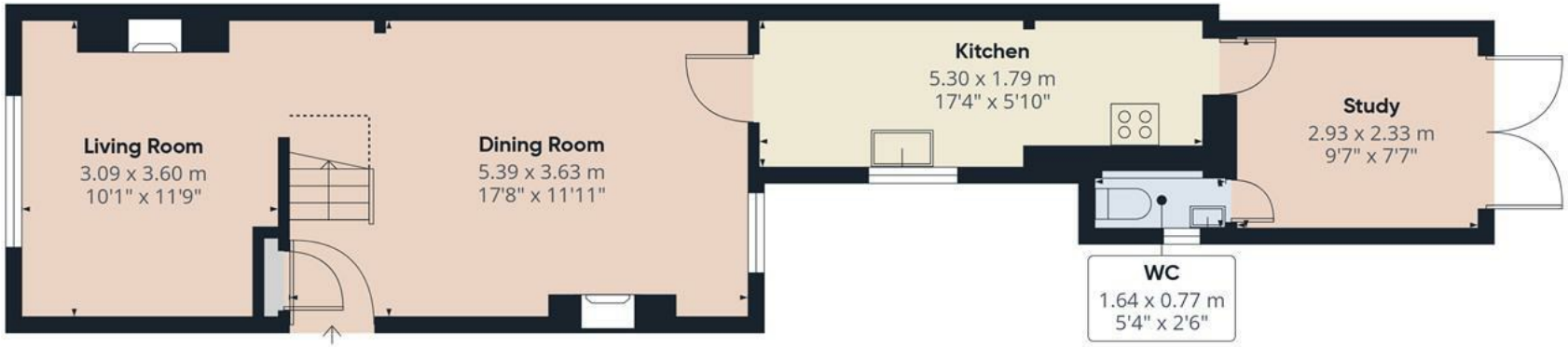
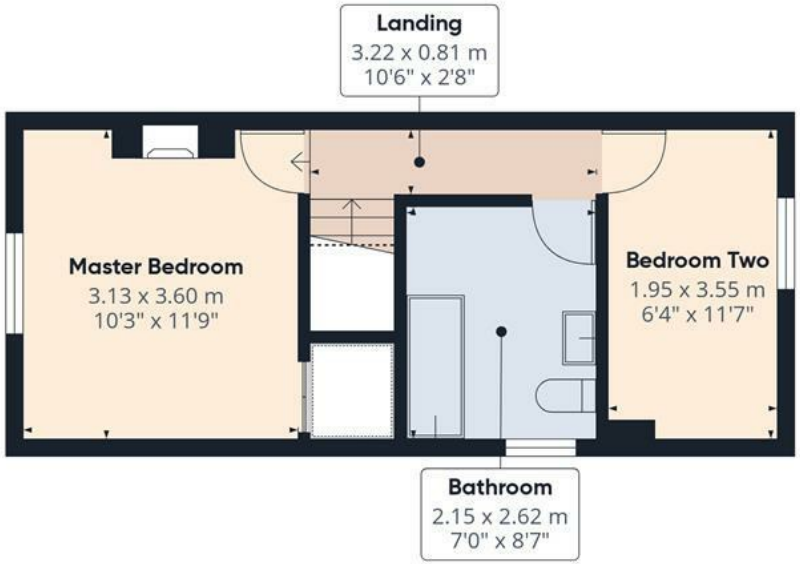


Floor 0



Floor 1

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Approximate total area(1)

73.8 m²

793 ft²

Reduced headroom

1.2 m²

13 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.

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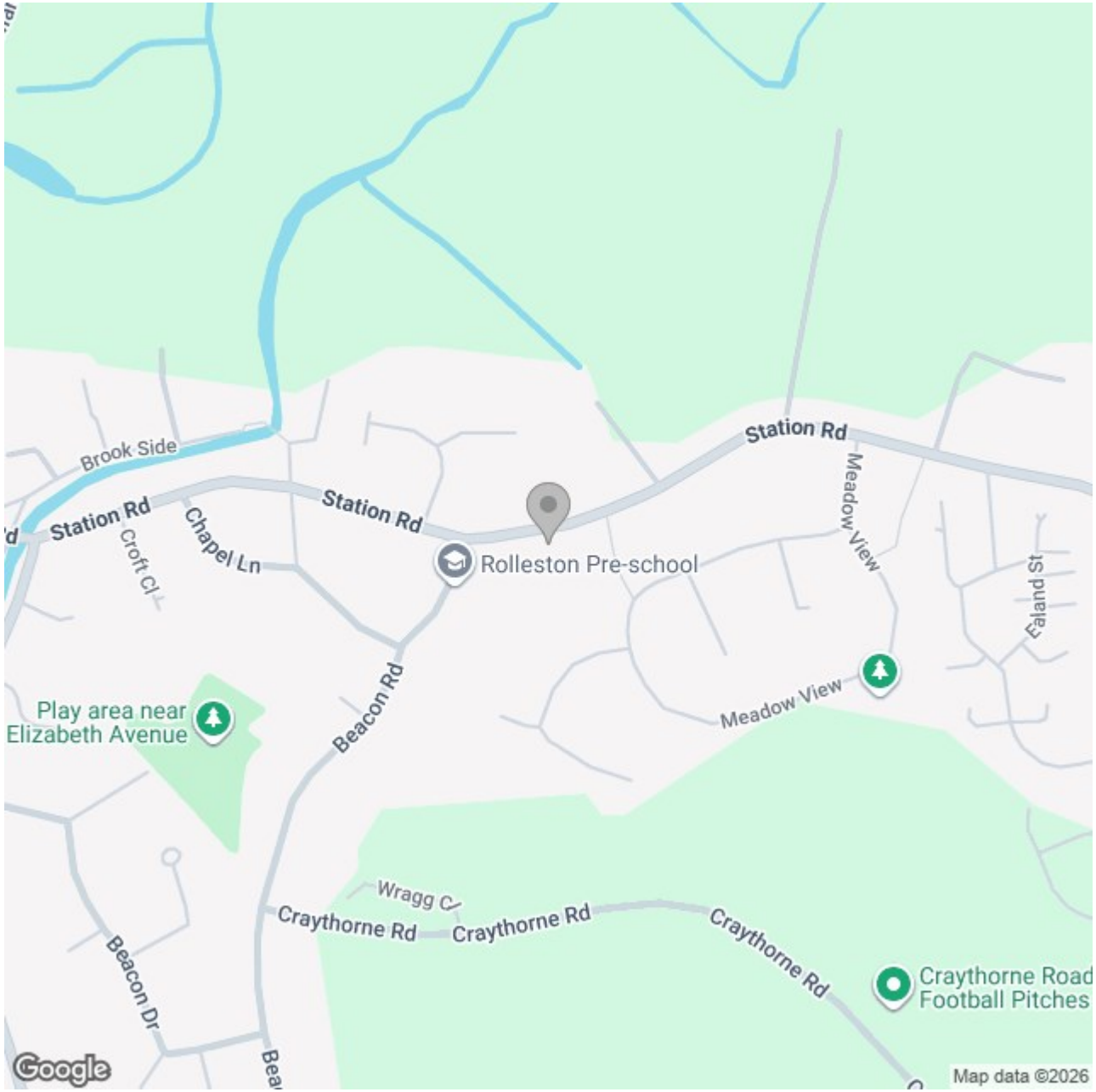

Energy Efficiency Rating

	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

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