



Station Road, Rolleston on Dove,
Burton-on-Trent



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£280,000



Key Features

- A Deceptive Family Home
- Prime Location
- Open Aspects To the Front
- Four Well Proportioned Bedrooms
- Enclosed Gardens and Garage
- Bathroom and Shower Room
- EPC rating C
- Freehold





A deceptively spacious family home in a prime, residential location which offers versatile and attractive accommodation.

Located on the outskirts of this attractive village the location enjoys the facilities available within the village whilst being within 2 miles of the village of Stretton with Burton town centre being just 4 miles.

With accommodation set over three levels, the property offers excellent living space comprising; reception hall, cloakroom, dining kitchen, lounge, conservatory, on the first floor a landing leads to three bedrooms and a bathroom and on the second floor is a master bedroom with en suite.

There are gardens and a garage to the rear.



Accommodation In Detail

Entrance Hall

having coving to ceiling, staircase rising to first floor, one central heating radiator, useful understairs storage area and ceramic tiling to floor.

Guest Cloak Room

having low level twin flush wc, pedestal wash hand basin, one central heating radiator, obscure Upvc double glazed window to front elevation, ceramic tiling to walls and floor.

Breakfst Kitchen

having range of maple fronted base and eye level units with complementary rolled edged working surfaces, four ring gas hob with electric oven under and extractor over, stainless steel sink and draining unit, integrated washing machine, dishwasher and fridge, bay window and one central heating radiator.

Rear Sitting Room

having a fireplace feature, Upvc double glazed window to rear elevation, two central heating radiators and Upvc double glazed patio doors opening into:

Conservatory 2.88m x 2.47m (9'5" x 8'1")

having tri-polycarbonate panelled roof, ceramic tiling to floor, Upvc double glazed windows to various top opening lights and Upvc double glazed French doors opening to the side.

On The First Floor

Landing

having fitted smoke alarm, coving to ceiling, airing cupboard with pressurised hot water cylinder, large further full height storage cupboard and staircase rising to second floor.



Bedroom One 3.2m x 2.93m (10'6" x 9'7")

having Upvc double glazed window to front elevation, one central heating radiator, built-in double wardrobe and coving to ceiling.

Bedroom Two 3.4m x 2.9m (11'2" x 9'6")

having Upvc double glazed window to rear elevation, one central heating radiator, built-in double wardrobe and coving to ceiling.

Bedroom Three 2.36m x 2m (7'8" x 6'7")

having Upvc double glazed window to rear elevation, one central heating radiator and coving to ceiling.

Bathroom

having modern white suite comprising panelled bath with mixer taps and thermostatically controlled shower over, pedestal wash hand basin, low level twin flush wc, full tiling complement to walls, fitted shaver point and heated chrome ladder towel radiator



On The Second Floor

Landing Area

having one central heating radiator and fitted smoke alarm.

Master Bedroom Suite

having Upvc double glazed window to front elevation, one central heating radiator, access to loft space and range of built-in wardrobes with further storage behind.

En-Suite Shower Room

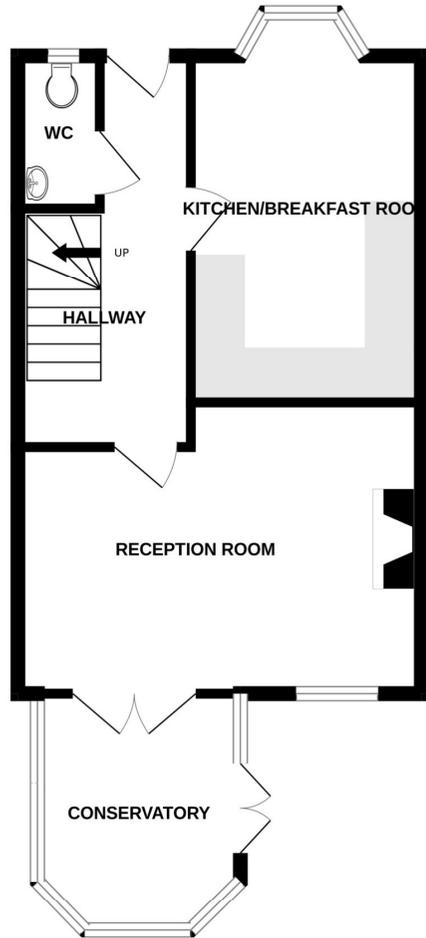
having three piece suite comprising pedestal wash hand basin, low level twin flush wc, shower enclosure with thermostatically controlled shower, full tiling to walls, fitted shaver point/light, extractor vent and obscure Upvc double glazed window to rear.

Outside

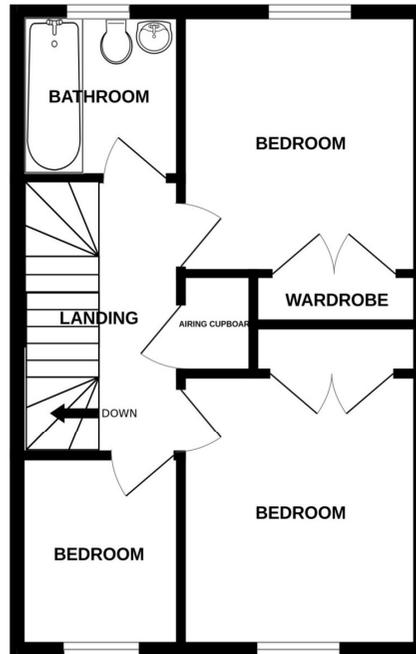
The property is set back from the road behind a wall with a wrought iron gate leading to the mainly hard landscaped fore garden. A pathway leads along the side leading to the pleasantly enclosed main garden which is mainly laid to lawn and screened by walls and fencing. To the rear of the garden, there is a garage and car standing.



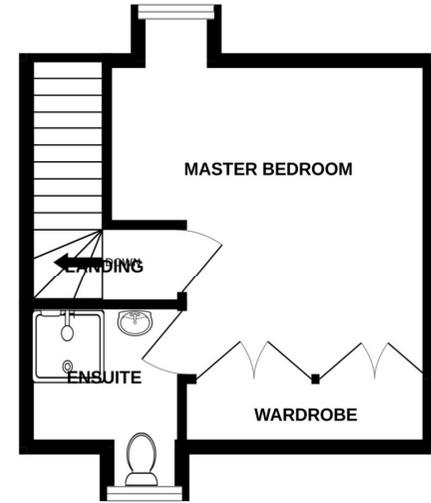
GROUND FLOOR
483 sq.ft. (44.8 sq.m.) approx.



1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.

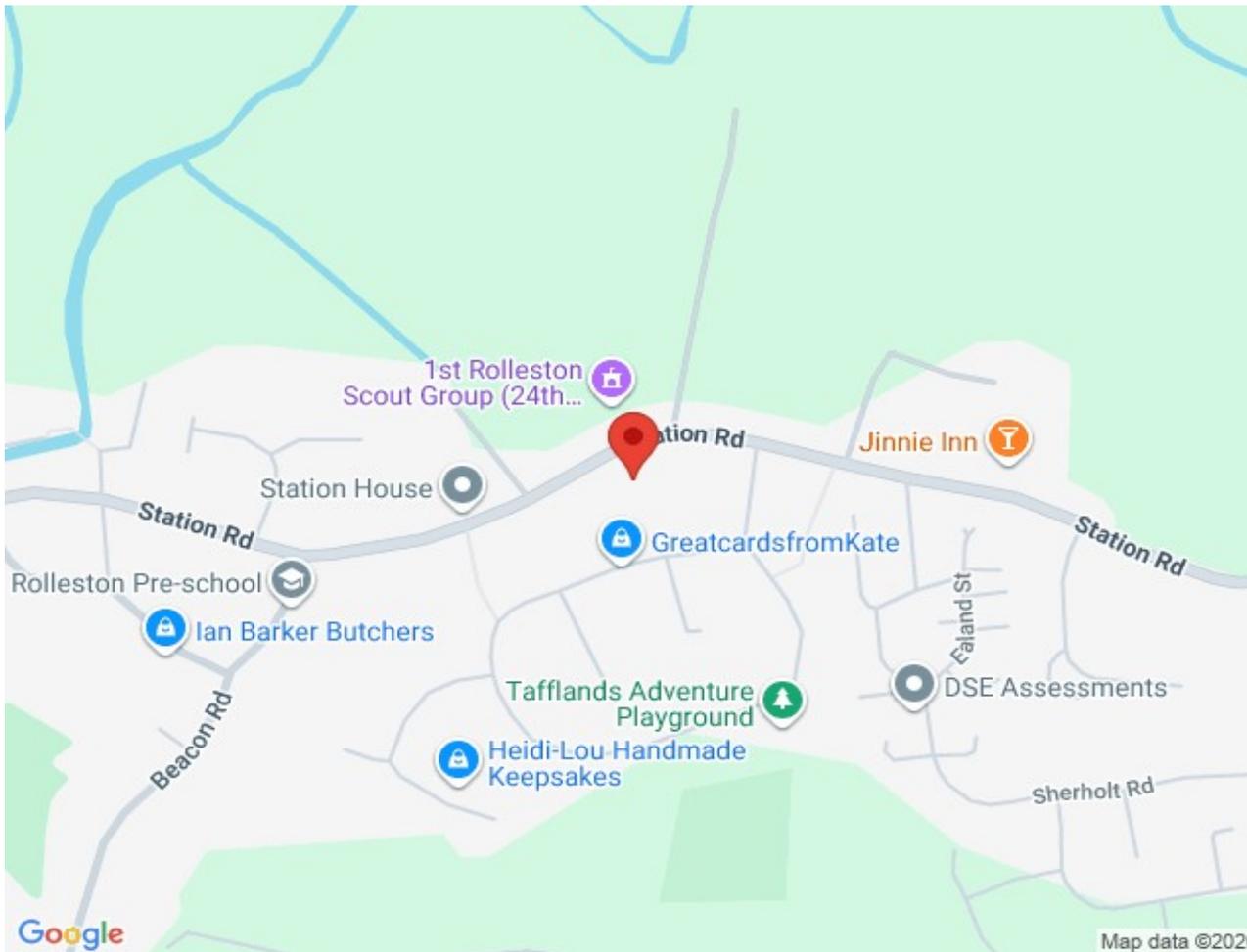


2ND FLOOR
260 sq.ft. (24.2 sq.m.) approx.



TOTAL FLOOR AREA : 1153 sq.ft. (107.1 sq.m.) approx.

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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

Services

All mains services are believed to be connected to the property.

Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.

Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

