

# Sherholt Road

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

John   
German





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Offers In Region Of £735,000



This outstanding executive detached offers a wonderful & substantial luxury home with 2558 ft<sup>2</sup> of accommodation on a superb garden plot. Featuring a light lounge, amazing open plan kitchen/dining/living space, separate dining room, five spacious bedrooms, two ensuites, family bathroom & an impressive detached double garage with bedroom/studio over.

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This substantial village home offers light, spacious and beautifully presented accommodation, with high ceilings and a superb layout ideal for large families, multi-generational living, or those wanting the luxury of plenty of space and versatility. The house also has the significant benefit of a detached double garage with a bedroom/studio over, adding extra space with a kitchenette & WC. A great room with the potential for a variety of uses.

The property is set behind a well-kept front garden, and a generous drive with parking for four cars, in addition to the double garage.

The front door opens into a welcoming and spacious reception hall setting the tone for this impressive home. The lounge is a light space ideal for relaxing, with a window framing views to front. Across the hall is the separate dining room, again a spacious room which would make an ideal second lounge/TV room/snug or large home office should a buyer wish.

The highlight of the house is the amazing open plan kitchen/dining/living room; a room with an abundance of space with bifold doors seamlessly connecting the house and garden. Generous living/dining areas offer a great space to entertain, host dinner parties and for families to relax together. The kitchen itself is beautifully appointed with plenty of fitted units complimented by a good size island. There are a range of integrated appliances including an induction hob, wine cooler, three ovens, fridge, freezer and dishwasher. Off the kitchen is a useful utility and guest WC.

On the first floor, the bright gallery landing has doors leading off to five generous bedrooms. The master suite combines a large bedroom with fitted wardrobes and a luxury ensuite shower room. Bedroom two also an impressively spacious bedroom with ensuite. Bedrooms three, four and five all have the use of a well appointed family bathroom.

There is plenty of outdoor space as well, with a good size lawn and a wonderful paved terrace at the rear. A side gate leads to the driveway and stairs lead up to the studio above the garage.

Rolleston-on-Dove is a pretty village offering wonderful nature trails and walks to explore. The property is handily situated for all the village has to offer, including a village store and Post Office, popular pubs in The Spread Eagle and The Jinnie, the church and primary school - making this a fantastic all round home and location. It is well placed for for the nearby A38 and A50 linking Birmingham, Nottingham, Lichfield, Stoke-on-Trent and Derby.

**Agents note:** We understand there is an estate management fee.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Drive & double 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 F

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/11052026

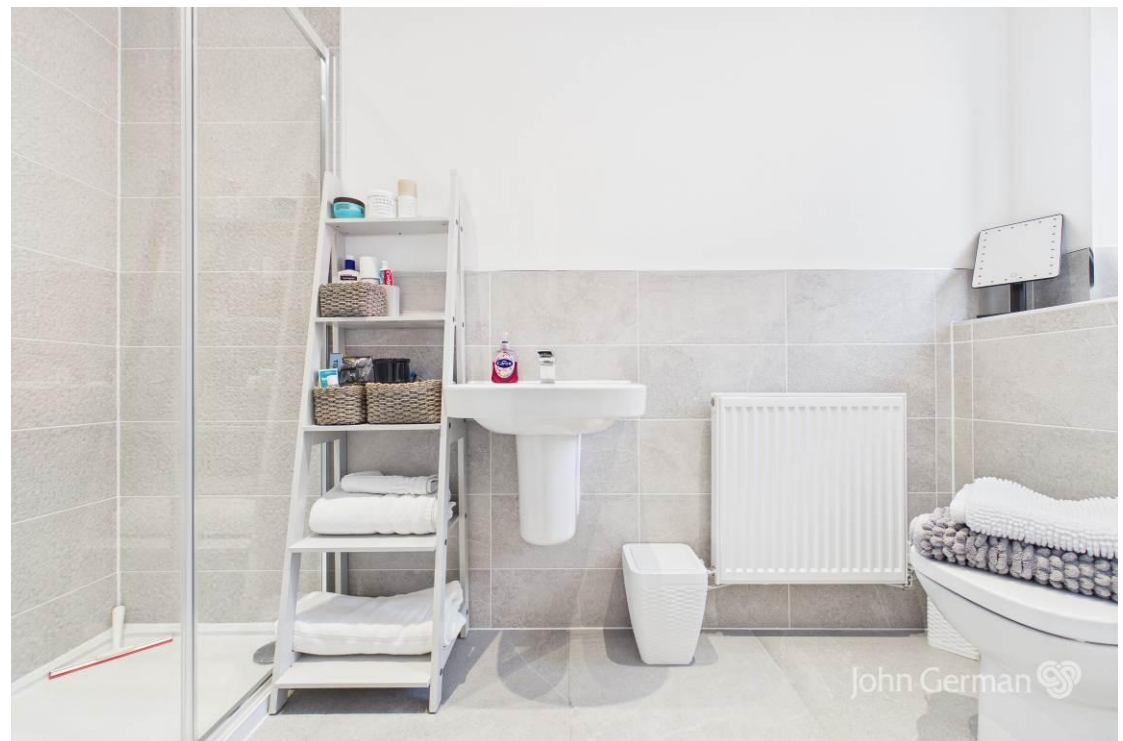
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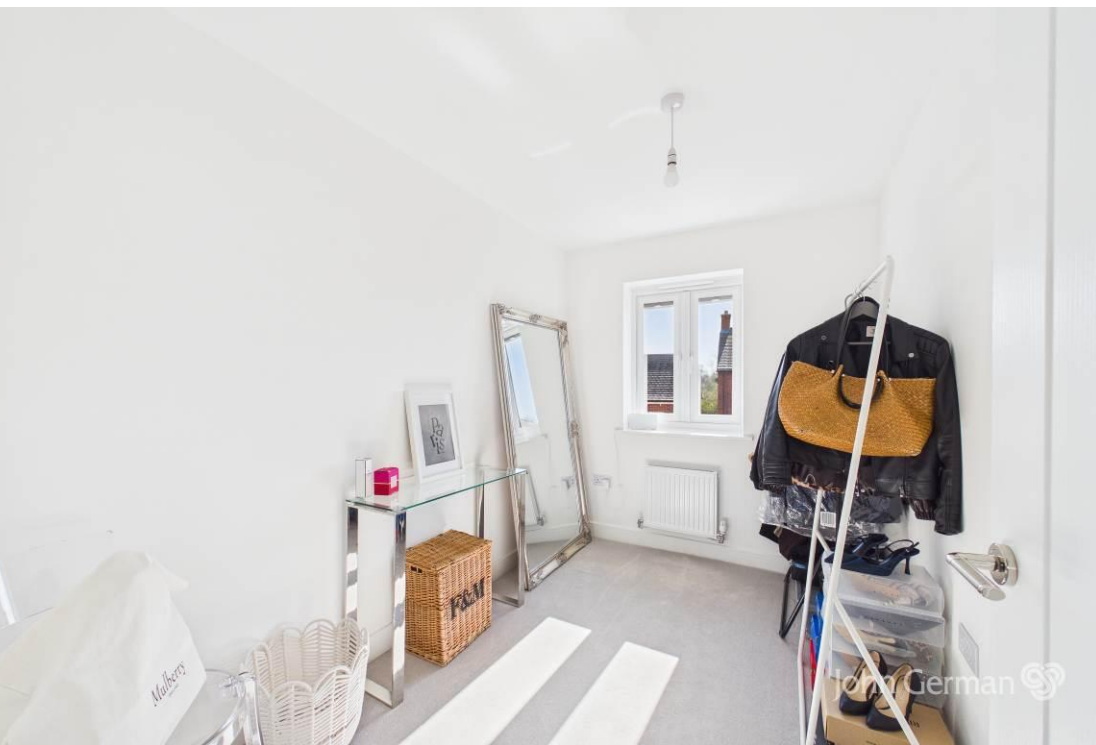
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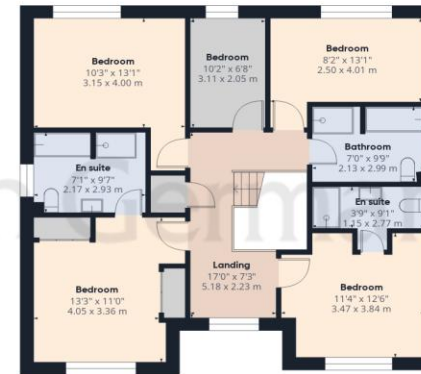




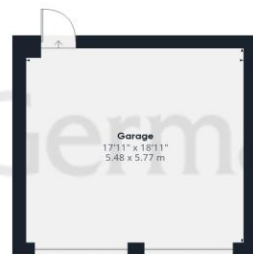




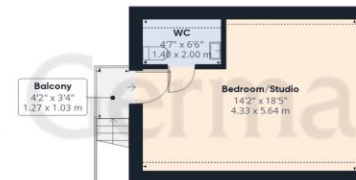
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Floor 1 Building 2

**Approximate total area<sup>(1)</sup>**

2558 ft<sup>2</sup>

237.5 m<sup>2</sup>

**Balconies and terraces**

467 ft<sup>2</sup>

43.4 m<sup>2</sup>

**Reduced headroom**

26 ft<sup>2</sup>

2.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**John German**

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