



Knowles Hill, Rolleston on Dove,
Burton-on-Trent



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2

£350,000



Key Features

- Traditional Detached Home
- Highly Regarded Village Location
- Substantially Extended To Rear
- Great Potential
- Large Mature Plot
- Extensive Garaging & Workshop/Stores
- EPC rating D
- Freehold





Situated in this extremely popular fringe of village location this substantially extended detached family home offers great potential for a discerning purchaser. The home has lovely character features and in brief comprises: - entrance porch, entrance hall, guest cloak room, front sitting room, rear sitting room, fabulous open plan extended dining kitchen and on the first floor a landing leads to three well proportioned bedrooms and bathroom. Outside to the front is a deep mainly lawned fore garden and a mainly lawned driveway leads to a large detached garage. To the rear is a substantial private mainly lawned garden together with a variety of useful stores/workshops.

Accommodation In Detail

Upvc double glazed entrance door leading to:

Entrance Lobby

having obscure stained leaded glazed original entrance door leading through to:

Entrance Hall 2.06m x 3.68m (6'10" x 12'1")

having staircase rising to first floor, Upvc double glazed window to side elevation, fitted smoke alarm, one central heating radiator and useful full height storage cupboard.

Guest Cloak Room

having low level twin flush wc, wall mounted wash basin, obscure Upvc double glazed window to side elevation and cupboard housing consumer unit, electric meter and fitted gas meter.

Reception Rooms

having Upvc double glazed walk-in bay window to front elevation with obscure leaded glazed top lights, fitted picture rail, two central heating radiators, wall light points and obscure glazed doors leading through to:

Rear Sitting Room 3.87m x 3.2m (12'8" x 10'6")

having feature tiled fireplace and hearth, Upvc double glazed window to side elevation, two central heating radiators and fitted picture rail.

Open Plan Living Kitchen 5.6m x 6.63m (18'5" x 21'10")

featuring:

Kitchen Area

having a lovely array of light grey fronted woodgrain effect base and wall mounted units with complementary oak effect working surfaces, stainless steel sink and draining unit, four ring electric hob with glass and stainless steel extractor hood over, double oven, integrated fridge/freezer, Upvc double glazed window, French doors opening out to the rear garden, double glazed Velux skylights, low intensity spotlights to ceiling, half obscure Upvc double glazed window to side and two central heating radiators.

On The First Floor

Half Landing

having Upvc double glazed window to side elevation.

Landing

having access to loft space and fitted smoke alarm.

Bedroom One 3.28m x 4.2m (10'10" x 13'10")

having Upvc double glazed bay window to front elevation with obscure leaded top lights, two double built-in wardrobes, one central heating radiator and fitted picture rail.



Bedroom Two 3.65m x 3.88m (12'0" x 12'8")

having stripped polished pine floor, Upvc double glazed window to rear elevation, picture rail and one central heating radiator.

Bedroom Three 2.25m x 2.06m (7'5" x 6'10")

having Upvc double glazed window to front elevation with obscure leaded stain glazed top lights and one central heating radiator.

Bathroom

having suite comprising panelled bath with thermostatically controlled shower over, pedestal wash basin, low level wc, one central heating radiator, full tiling complement to bath area, half tiling complement to two further walls, obscure Upvc double glazed window to side elevation and large full height store cupboard housing fitted Ideal Logic condensing combi gas fired central heating boiler.

Outside

To the front of the home is a sweeping concrete driveway providing extensive parking, there is a mainly lawned fore garden set behind a hawthorn hedgerow. To the rear is a large garage together with a range of workshops and sheds. The main element of the garden is mainly laid to lawn and screened by mature hedgerows, fencing and offers a great degree or privacy.

Large Garage

having up and over door and power supply.



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

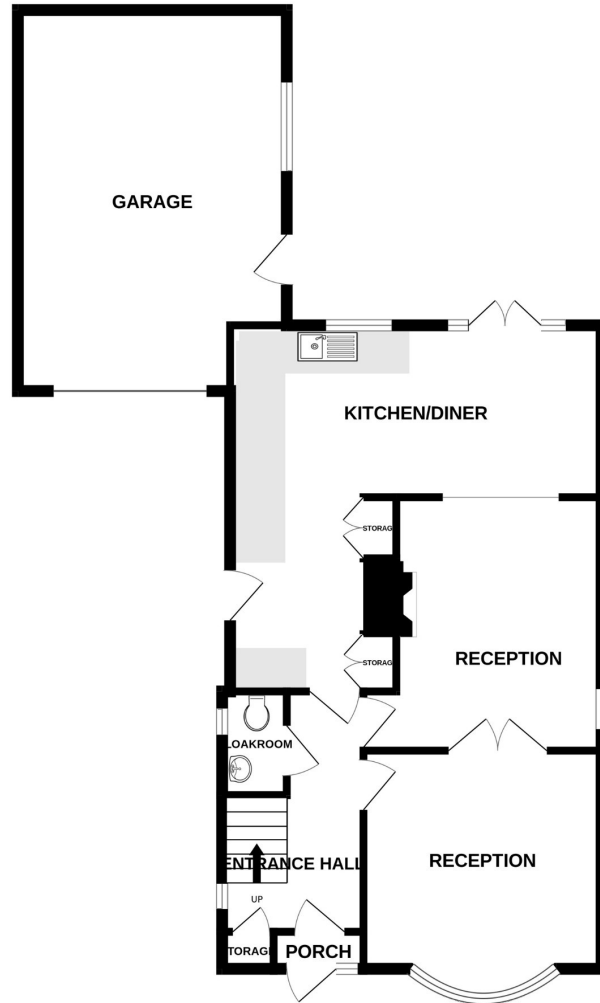
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

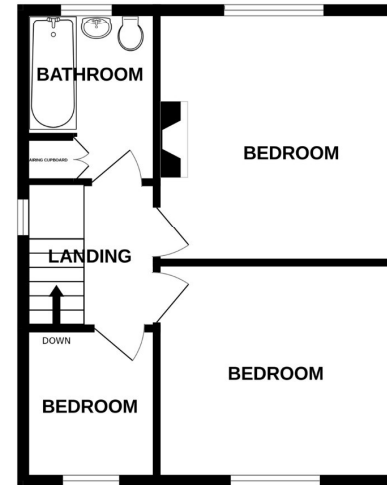
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via 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.



GROUND FLOOR
852 sq.ft. (79.2 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 1287 sq.ft. (119.6 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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