



Station Road,, Rolleston On Dove, DE13 9AD

Nicholas
Humphreys

£440,000

Enjoying an elevated position with open rural views to the front, this spacious detached family home on Station Road, Rolleston-on-Dove offers versatile accommodation ideal for modern living. The ground floor includes a welcoming hallway, guest cloakroom, a dual aspect lounge diner with feature fireplace and French doors to the rear garden, and an extended open-plan kitchen diner with integrated appliances and ample space for dining. The first floor provides four well-proportioned bedrooms, including a generous master with countryside views and a stylish en suite bathroom, along with a separate family bathroom.

The property is set behind a sweeping driveway with a lawned front garden and provides off-road parking for several vehicles, along with an integral garage. The private rear garden features a paved patio, lawn, mature planting, and a purpose-built garden shed. Located within walking distance of village amenities, including shops and public houses, and offering excellent transport links via the nearby A38 and A50, this is a superb family home in a sought-after setting. Viewings strictly by appointment.



The Accommodation

Occupying a slightly elevated position with charming rural views to the front, this well-presented detached home sits behind a dwarf brick wall with railings, a sweeping driveway, and a lawned front garden. A secure double-glazed front entrance door opens into a welcoming reception hallway with double radiator, staircase rising to the first floor, and access to a guest cloakroom featuring a WC, hand wash basin, UPVC double glazed window to the front, and a distinctive stained glass circular window to the side elevation.

The lounge diner enjoys a dual aspect, with a front-facing window framing open views across farmland and fields. The lounge features a fireplace with inset electric fire, radiator, and open access into a dining area with double radiators and UPVC French patio doors leading out to the private rear garden. The extended open plan kitchen diner is thoughtfully arranged in two sections. The main kitchen area includes a stainless steel double drainer sink, white fronted base cupboards and drawers, ceramic tiled flooring and preparation work surfaces. The extension offers a further range of base units and wall cupboards, integrated double oven, four-ring gas hob with extractor hood, American-style fridge freezer space, plumbing for a washing machine, inset ceiling spotlights, radiator, and UPVC double glazed window and door to the garden.

To the first floor, a landing provides access to the loft and leads to four bedrooms and two bathrooms. The master bedroom enjoys elevated views to the front over rolling countryside, with a double radiator, ceiling spotlights, and access to a stylish en suite bathroom. The en suite features a four-piece suite comprising a walk-in double shower enclosure, panelled bath with mixer tap, WC, vanity hand wash basin with storage below, double radiator, extractor fan, and a UPVC window to the rear. There are two further double bedrooms, the second overlooking the rear garden with built-in wardrobes, storage cupboard housing the hot water cylinder, and a UPVC window, while the third also offers fitted wardrobes and a view to the front. The fourth bedroom is a versatile single room, ideal as a child's bedroom or home office, and benefits from built-in furniture and a front-facing window with rural views. The UPVC double glazing is believed to have been installed within the last four years, and several of the front facing windows have an additional glazed pane for added sound and insulation benefits.

A separate family bathroom completes the first floor, fitted with a bath and electric shower over, hand wash basin, low-level WC, radiator, and UPVC double glazed window. Outside, the property provides generous off-road parking via a sweeping driveway, leading to an integral single garage which houses the gas central heating boiler. The rear garden offers a high degree of privacy, with a paved patio, lawn, purpose-built garden shed, mature shrubs, and screen-fenced boundaries.

Located in the highly regarded village of Rolleston-on-Dove, the property is well placed for a range of local amenities including village shop, public houses, and access to major road networks via the A38 and A50. All viewings are strictly by appointment only.

Reception Hallway

Guest Cloakroom

Lounge

4.50m max x 3.66m max (14'9" max x 12'0" max)

Dining Room

3.18m x 1.93m (10'5" x 6'4")

Kitchen

3.73m x 2.44m (12'3" x 8'0")

Extended Diner

4.85m x 2.51m (15'11" x 8'3")

Master Bedroom

5.36m x 2.51m (17'7" x 8'3")

En Suite Bathroom

3.51m x 2.51m (11'6" x 8'3")

Bedroom Two

3.15m max x 3.07m to wardrobes (10'4" max x 10'1" to wardrobes)

Bedroom Three

2.77m x 2.74m to wardrobes (9'1" x 9'0" to wardrobes)

Bedroom Four

2.59m x 1.88m (8'6" x 6'2")

Fitted Bathroom

Garage

5.13m x 2.36m (16'10" x 7'9")

Awaiting EPC inspection, Draft details awaiting vendor approval and subject to change.

Property construction: Standard

Parking: Drive & Garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: C

Local Authority: East Staffordshire Borough Council

Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/> Mobile signal/coverage: See

Ofcom link <https://checker.ofcom.org.uk/>

Useful Websites: www.gov.uk/government/organisations/environment-agency

An on-site management fee may apply to all modern or new developments.

Anti-Money Laundering (AML) Requirements

In line with the Money Laundering Regulations 2017, all purchasers and, where applicable, cash donors are required to complete AML identity and source-of-funds checks once an offer is accepted. These checks are carried out via "Thirdfort" and do not affect your credit rating. A non-refundable compliance fee of £36.00 including VAT applies per person (with an additional fee of £36.00 per individual/ cash donor). Full details are set out in our PDF brochure.

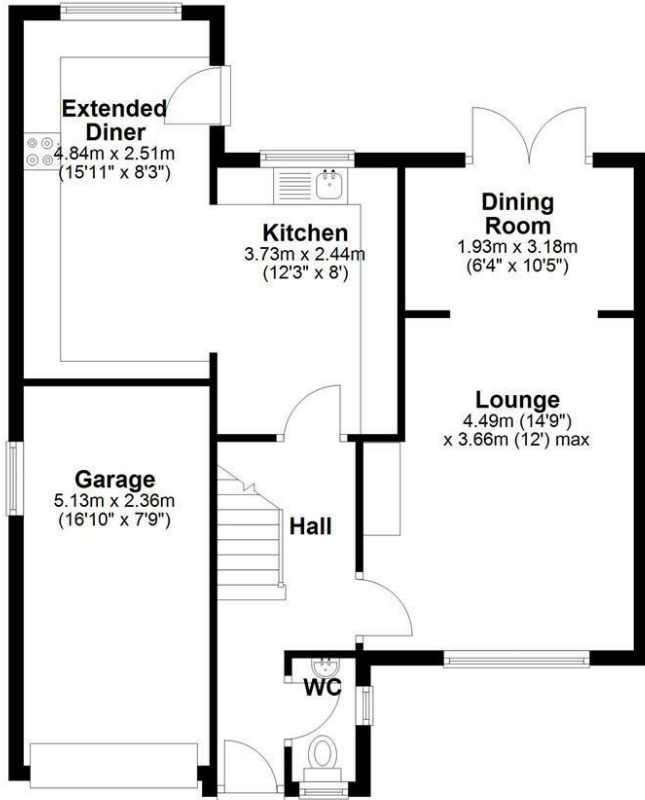
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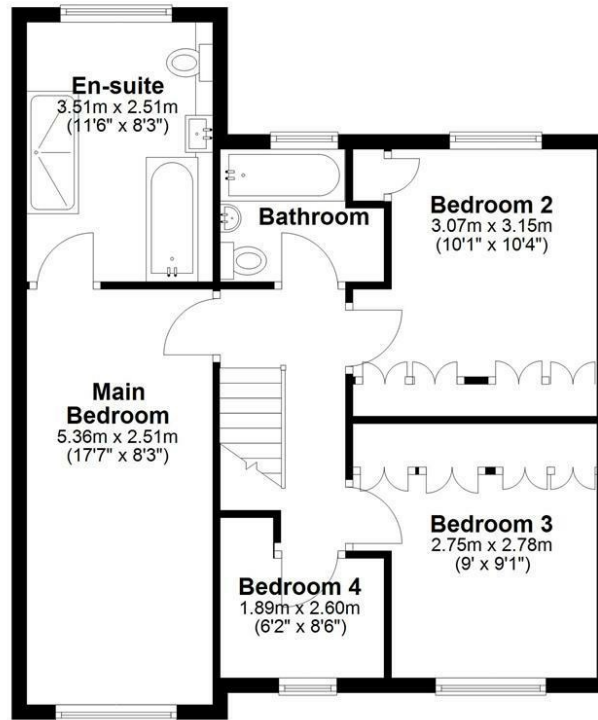




Ground Floor




First Floor



NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty.
Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(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 	

Important Notes, Charges & Selective Licence Areas

AML & ID Verification Checks & Charges. In accordance with our legal obligations under the Money Laundering Regulations 2017, and the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we are required to carry out Anti-Money Laundering (AML) identity verification and source-of-funds checks on all purchasers and, where applicable, any third-party cash donors once an offer has been accepted on a property. We use "Thirdfort" to complete these checks. This process does not involve a credit check and will therefore have no impact on your credit history. With effect from 1st March 2026, a non-refundable compliance fee of £30.00 + VAT (£36.00 including VAT) will be payable per person, per transaction, covering AML checks for purchasers and/or cash donors. This fee must be paid in advance, once an offer is agreed and prior to a sales memorandum being issued.

Where there is more than one purchaser and/or cash donors, an additional fee of £36.00 including VAT per additional person will be required. The compliance fee is non-refundable, as the checks are undertaken immediately upon instruction and the associated costs are incurred regardless of whether the transaction proceeds to completion. This applies whether the sale or purchase falls through due to the actions of the purchaser, the vendor, or for any other reason.

Services. If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

Floor Plans. To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

Survey. We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

Agent Note. Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on-site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

Selective Licence Areas. The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. A license fee for application will be payable and work to the home maybe required. Full information: <https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme>