





Situated within a desirable cul-de-sac position on Alders Reach in Rolleston-on-Dove, this well-presented home offers spacious and versatile accommodation across two floors, complemented by a private, low-maintenance rear garden and off-street parking with an integral garage. The property features a generous living room, separate dining room, fitted kitchen with utility room, and three well-proportioned bedrooms, including a master with en-suite, making it an ideal home for families or those seeking space in a sought-after village setting.



Accommodation

Ground Floor

The accommodation opens into a central entrance hallway with stairs rising to the first floor and access to the principal ground floor rooms. A guest cloakroom is fitted with a low-level WC and wash hand basin.

The living room is a well-proportioned space featuring a fireplace with surround and ample room for seating, with natural light provided via windows to both the front and rear aspects, creating a bright and inviting living environment.

A separate dining room provides space for a formal dining table and chairs, positioned conveniently off the kitchen and accessed via double doors, making it ideal for both everyday use and entertaining.

The kitchen is fitted with a range of matching wall and base units with work surfaces over, incorporating a gas hob with extractor above, electric oven, sink with drainer, and space for further appliances. A door leads through to the utility room, which provides additional worktop space, storage, plumbing for white goods, and houses the boiler.

First Floor

To the first floor, the landing provides access to three bedrooms and the family bathroom.

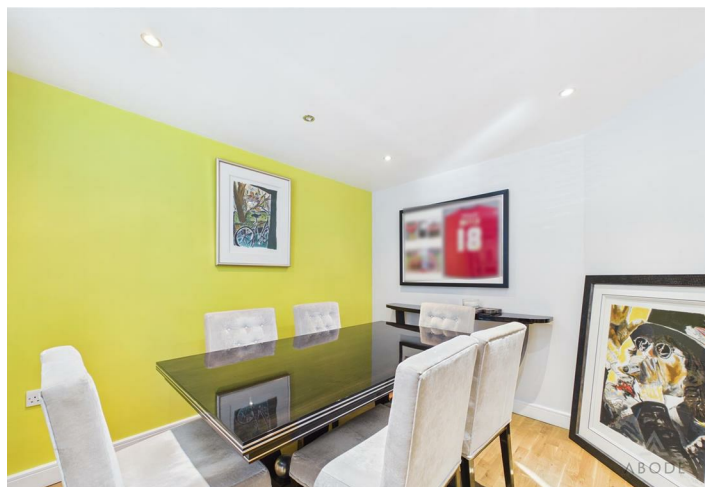


The master bedroom is a generous double room with fitted wardrobes and the benefit of an en-suite shower room, comprising a shower enclosure, wash hand basin, and low-level WC.

Bedroom two is another well-proportioned double room, while bedroom three offers a versatile space suitable as a bedroom, home office, or dressing room.

The family bathroom is fitted with a three-piece suite, including a bath with shower over, wash hand basin, and







low-level WC, complemented by tiled walls and flooring.

Outside

To the front, the property benefits from a block-paved driveway providing off-street parking and access to the integral garage, along with a low-maintenance gravelled fore garden.

The rear garden is fully enclosed by brick walling, offering a good degree of privacy. It has been designed for ease of maintenance, featuring a paved patio area, gravelled sections, and planted borders with established shrubs and trees, creating a pleasant outdoor seating space.



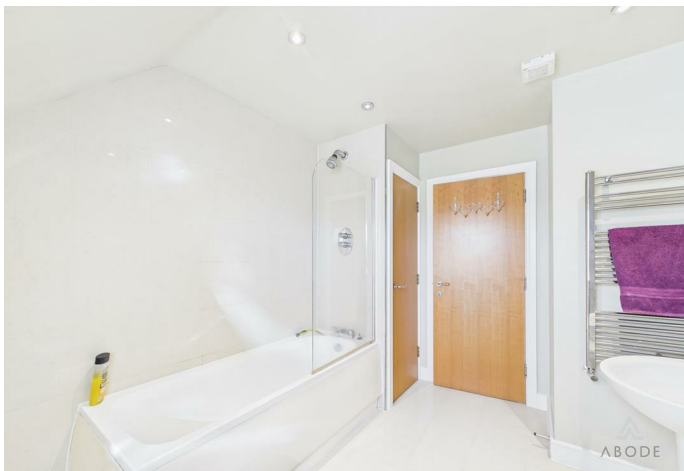
Location

Rolleston-on-Dove is a highly regarded village offering a range of local amenities including shops, public houses, and well-regarded schools. The village provides convenient access to Burton-on-Trent and nearby towns, along with excellent transport links via the A38, making it ideal for commuting to Derby, Lichfield, and beyond. The surrounding countryside also offers a variety of walking routes and outdoor pursuits.













Floor 0



Floor 1



Approximate total area^m

107.1 m²

1152 ft²

Reduced headroom

3.4 m²

37 ft²

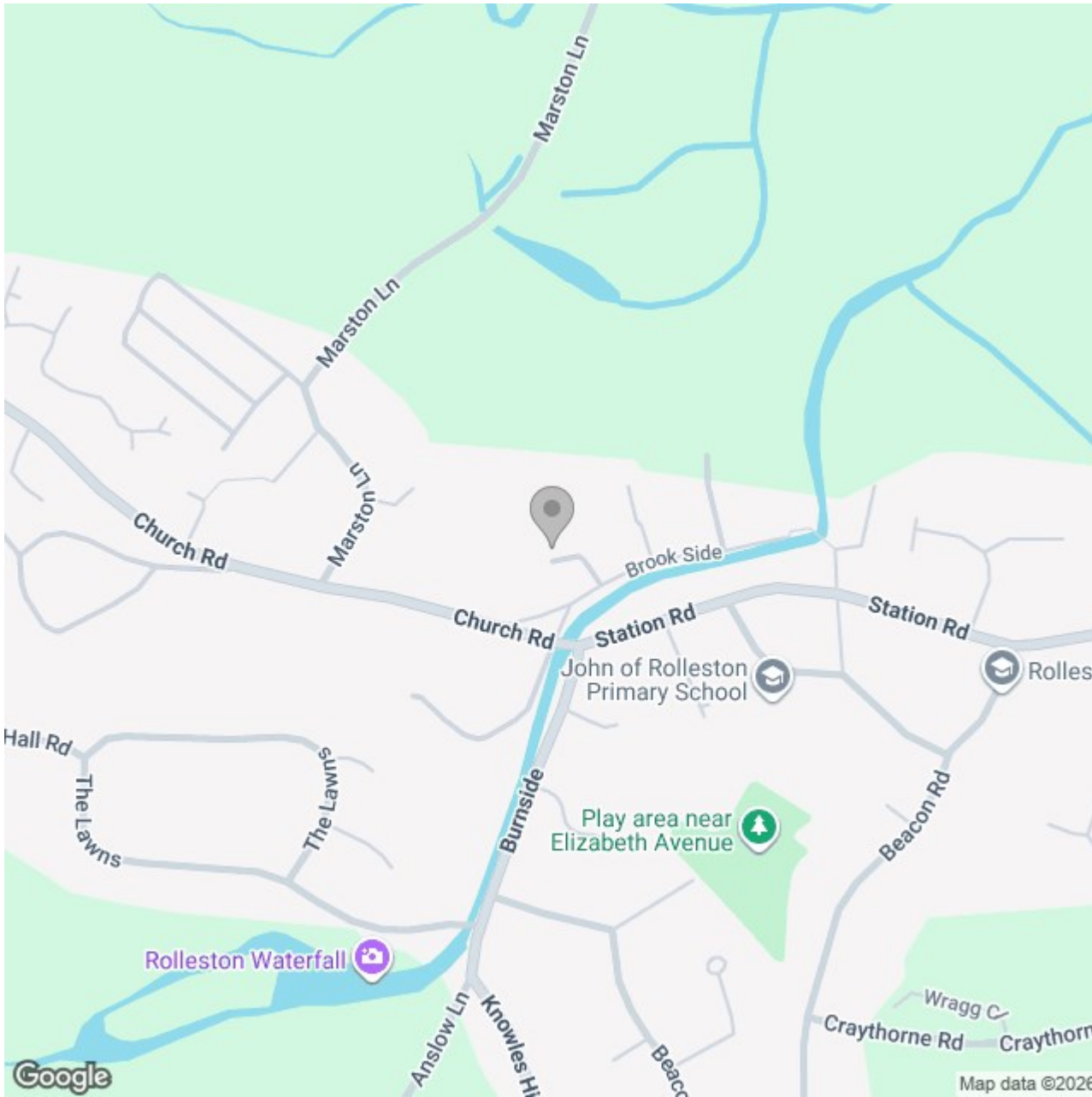
(1) Excluding balconies and terraces

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.

GIRAFFE360



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	