

Meadow View

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

John German



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£425,000

Situated on the highly sought-after Meadow View in the desirable village of Rolleston-on-Dove, this well-presented and spacious three-bedroom bungalow enjoys an attractive position overlooking green space and woodland. Offering approximately 1,281 sq. ft. (119 sq. m.) of accommodation, this beautifully maintained home has been redecorated throughout and benefits from new carpets and electrical upgrades by the current owners.

Rolleston-on-Dove is one of East Staffordshire's most desirable villages, renowned for its picturesque surroundings, strong sense of community and excellent range of amenities. The village is centred around the beautiful Alderbrook with its charming willow-lined banks, footbridges and woodland walks, while the popular Jinny Nature Trail and surrounding countryside provide superb walking opportunities. Residents enjoy a range of local amenities including a Co-op convenience store, post office/newsagent, traditional pubs, cricket club, village church and regular bus.

Approaching the property, there is a front garden, driveway and detached double garage, providing ample off-road parking and storage. Internally, the property opens into a practical entrance area, ideal for coats and shoes, with a convenient WC off featuring a hand wash basin.

The heart of the home is the generous open-plan living and dining area, offering excellent space for both relaxing and entertaining. There is ample room for a family dining table and sizeable sofas, centred around a feature fireplace, while sliding patio doors provide direct access to the rear garden and allow plenty of natural light to flood the space.

The kitchen is fitted with a range of wall and base units, drawers, ample worktop space and tiled splashbacks, along with space for a cooker, dishwasher and fridge freezer. Leading off the kitchen is a useful utility room with additional storage, sink and space for a washing machine.

From the living area, an inner hallway with storage cupboard leads to all three bedrooms and the family bathroom. The bathroom has been newly fitted and comprises a shower over the bath, WC, hand wash basin, heated towel radiator and contemporary floor-to-ceiling tiling for easy maintenance.

Bedroom three is a generous double room with fitted wardrobes, equally suited as a children's bedroom or spacious home office. Bedroom two is another good-sized double and benefits from fitted overhead storage and a fitted dressing table. The master bedroom is the largest of the three and features fitted wardrobes and a fitted dressing table.

Outside, the property enjoys a fantastic rear garden designed to offer several seating and entertaining areas. A side garden with mature shrubs and planting leads to the side entrance of the double garage and continues into the main rear garden, which is predominantly laid to lawn. There is a pathway leading to a low-maintenance seating area, mature borders providing additional privacy, and a further patio area adjacent to the living room's sliding doors, perfect for outdoor dining and entertaining.

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: Driveway and garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC - 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 E

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

Our Ref: JGA/27052026

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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.









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Ground Floor Building 1

Approximate total area⁽¹⁾

119 m²

1281 ft²



Ground Floor Building 2

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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