

# Needwood Avenue

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

John   
German





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Guide Price £360,000

A beautifully presented and deceptively spacious three-bedroom detached family home, offered to the market with no upward chain, ideally situated on the highly desirable Needwood Avenue in the sought-after village of Rolleston-on-Dove.

This attractive home enjoys a wonderful balance of generous living accommodation, stylish interiors and thoughtfully landscaped outdoor space, making it perfectly suited to modern family life.

Upon entering, you are welcomed by a spacious and inviting entrance hallway, offering a wonderful first impression of the property. The hallway itself is of a generous size and benefits from useful understairs storage space, ideal for coats, shoes and everyday household essentials. Positioned off the hallway is a convenient ground floor cloakroom/WC, fitted with a low-level WC and hand wash basin.

To the left, the property opens into a beautifully proportioned living room, flooded with natural light from a front aspect window and further enhanced by a second set of French doors to the rear, creating a wonderfully bright and airy reception space. This is an ideal room for both relaxing and entertaining, with ample room for substantial furniture arrangements.

The heart of the home is undoubtedly the impressive kitchen diner, a superb open and sociable space designed with both style and practicality in mind. The kitchen comprises a modern shaker-style suite, featuring an excellent range of wall and base units, complemented by deep storage drawers and generous work surface space. The worktops seamlessly extend into a stylish breakfast bar, perfect for informal dining and busy family mornings. Further features include space for a Range Master-style cooker, an American fridge freezer, a traditional Belfast sink, attractive splashback tiling, and an extractor fan. To the opposite side of the room, there is excellent space for a full dining table and chairs, creating a wonderful family dining area. French doors open directly onto the garden, allowing the outside space to flow effortlessly into the home and making it ideal for summer entertaining.

To the first floor, the property offers three well-proportioned bedrooms. The third bedroom, whilst the smallest of the three, remains a very usable room and comfortably accommodates a single bed alongside additional furniture. This versatile space would lend itself equally well as a nursery, home office, study or guest bedroom. The second bedroom is a generous double room with a front aspect window and ample space for further freestanding furniture. The principal bedroom is an excellent-sized double, beautifully appointed with fitted wardrobes and a dedicated dressing area, providing both practicality and luxury. This room further benefits from its own en-suite shower room, comprising a shower cubicle, WC and hand wash basin.

Externally, the property continues to impress. To the front, the home enjoys an attractive and well-maintained frontage with mature planting and established greenery, creating excellent kerb appeal. The driveway also benefits from an electric vehicle charging point, an increasingly desirable feature for modern living.

To the rear lies a beautifully planned and thoughtfully landscaped garden, designed to provide both enjoyment and privacy. The garden features three separate patio seating areas, ideal for outdoor dining, entertaining and relaxing throughout the day. A central lawn area is bordered by established planting and trees, offering a wonderful sense of tranquillity and seclusion.

To the rear of the garden, steps lead down to the garage, which has been partially converted to create a hobby room/study, offering fantastic flexibility for those working from home or requiring a creative space, while still retaining useful storage within the remaining garage area. To the front of the garage is a tarmac driveway providing off-road parking.

The property occupies a prime position within Rolleston-on-Dove, one of Staffordshire's most desirable villages, renowned for its charming community atmosphere, excellent local amenities, countryside walks and highly regarded schooling. The village offers a range of everyday conveniences including shops, pubs, cafés and leisure facilities, together with excellent transport links to Burton-on-Trent, Derby and the A38.

An exceptional family home in a highly desirable village location, offered with no upward chain, early viewing is strongly recommended.

**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 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:** Fibre - 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 D

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

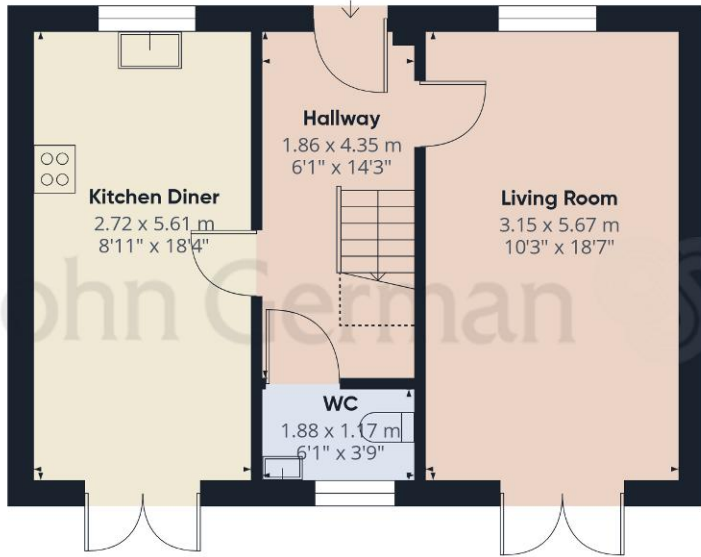
**Our Ref:** JGA/09042026

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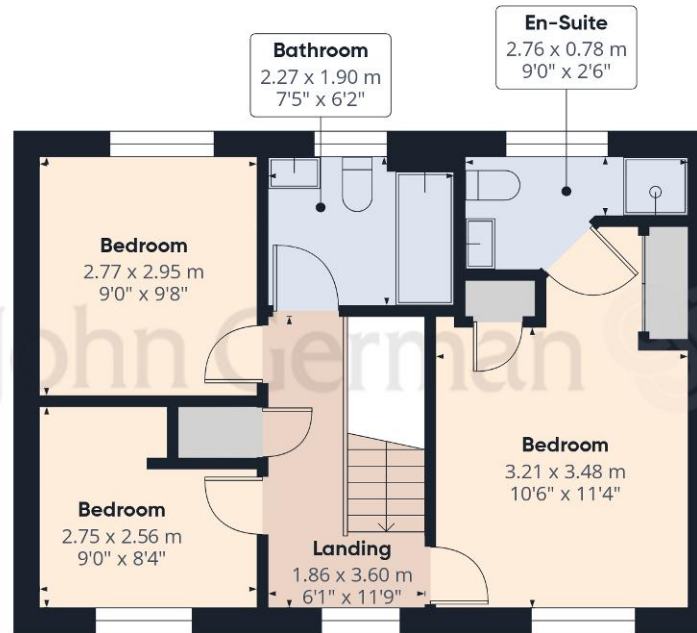
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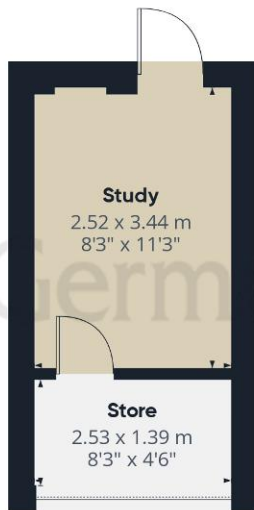




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

96.1 m<sup>2</sup>  
1035 ft<sup>2</sup>

**Reduced headroom**

1.4 m<sup>2</sup>  
15 ft<sup>2</sup>

(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.

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### Agents' Notes

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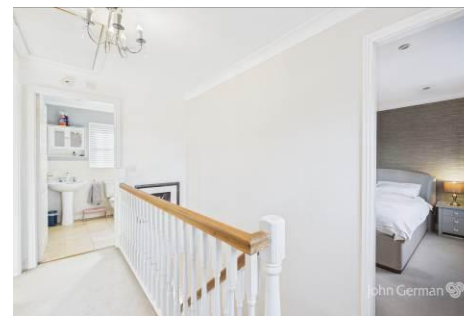
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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