

Corner Cottage, 2 Alders Reach, Rolleston-on-Dove, Burton-on-trent, DE13 9BB

£475,000

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Bedrooms: 3 | Bathrooms: 2 | Receptions: 2
EPC Rating: C
Council Tax Band: D
Conservation Area: Rolleston

Please Quote Ref; JK1493

A characterful home set within a peaceful private road in a beautiful Staffordshire village – Welcome to Corner Cottage.

Rolleston on Dove is a picturesque and highly desirable village in East Staffordshire, situated on the banks of the River Dove. Known for its attractive countryside setting, historic character, and strong sense of community, the village offers a blend of rural charm and modern amenities.

The area features a range of local shops, schools, recreational facilities, and traditional pubs, making it a desirable place to live for families and professionals alike. Its excellent transport links to nearby Burton upon Trent, Derby and Lichfield, combined with its scenic surroundings and rich heritage, contribute to its reputation as one of Staffordshire's most sought-after villages.

Corner Cottage is a beautifully presented home offering a wealth of appealing features, perfectly suited to both growing families and those looking to downsize without compromise. Tucked away off Brook Side on the private road of Alders Reach, the property enjoys a desirable position at the end of the road, providing a sense of privacy and exclusivity.

From the moment you arrive, the home makes an excellent first impression. Attractive kerb appeal is complemented by secure gated access to a private parking area and detached garage, while a charming pathway leads to the welcoming front entrance.

Inside, a long entrance hall with a convenient downstairs WC sets the tone for the generous accommodation throughout. The impressive living room enjoys an abundance of natural light from two front-facing windows fitted with bespoke shutters, while a gas fuelled log burner creates a warm and inviting focal point. Two sets of double doors open into the delightful sun room, seamlessly extending the living space.

Also accessed from the hallway is the sociable kitchen/dining room, an ideal space for everyday family life and entertaining alike. The modern kitchen overlooks the rear garden and offers ample dining space, with further access to the sun room. Enjoying views over the courtyard garden and featuring additional bespoke shutters, this versatile room provides a relaxing setting throughout the year with under floor heating.

The first floor boasts an exceptionally spacious wraparound landing, leading to three generously proportioned bedrooms and a well-appointed family bathroom. The principal bedroom benefits from its own private en-suite shower room, while bedroom three is enhanced by attractive bespoke fitted wardrobes.

Outside, the charming courtyard-style rear garden offers a private and low-maintenance outdoor retreat. The garden also provides access to the detached garage, complete with a pitched roof, adding valuable storage and practicality.

Agent's Note:

We have not tested any electrical, central heating, or sanitaryware appliances. Prospective purchasers are advised to carry out their own investigations regarding the functionality of these items. Floor plans are provided for identification purposes only and are not guaranteed to scale. All room measurements in these sales particulars are approximate. Any subjective comments included reflect the opinion of the selling agent at the time of preparing these details and may not necessarily align with the opinions of a purchaser. These sales particulars are produced in good faith as a general guide and do not form any part of a contract or offer. Purchasers are advised to confirm with the agent which fixtures and fittings are included in the sale at the point of making an offer. All images contained within these particulars must not be reproduced without prior written consent.

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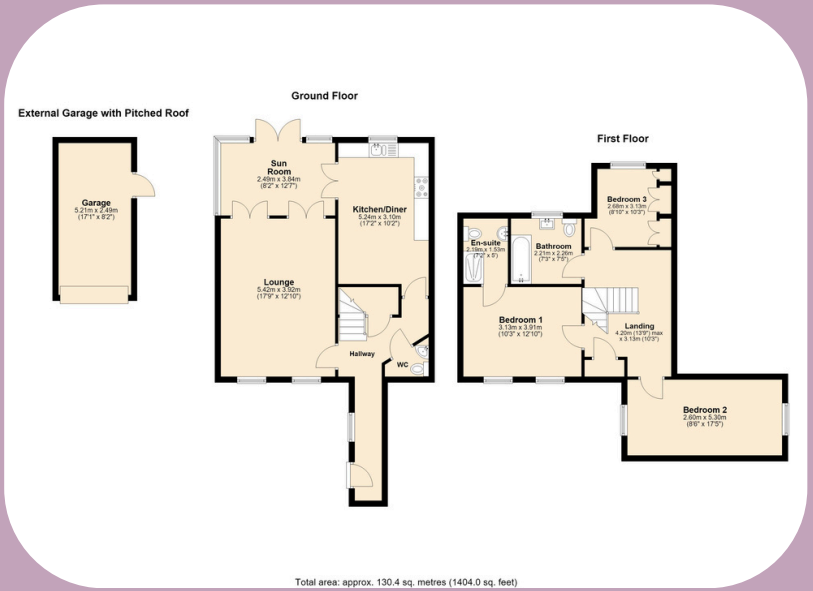












Total area: approx. 130.4 sq. metres (1404.0 sq. feet)























Call/Text: **07432 673 731**
Email: **james.kidd@expuk.com**
Website: **jameskidd.exp.uk.com**

@jameskiddestateagent