

Forest School Street

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

John German



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Guide Price

£500,000

Immaculately presented and truly move-in ready, this substantial four double bedroom detached family home occupies a desirable position in the highly sought-after village of Rolleston-on-Dove. Offering flexible living accommodation throughout and a rare private rear garden for an estate property.

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Upon entering the property, you are welcomed by a spacious and inviting entrance hallway providing access to all principal ground floor rooms. To the left is a versatile family room, currently utilised as a study and benefiting from a beautiful bay window. This adaptable space would lend itself perfectly as a playroom, games room, home gym or even a downstairs bedroom if required.

To the right of the hallway is the impressive dual aspect living room which spans the full depth of the property. Featuring an attractive fireplace having a new electric fire, a bay window to the front elevation and French doors opening onto the rear garden, this is a wonderful space for both relaxing and entertaining. The ground floor accommodation is further enhanced by a convenient cloakroom comprising WC and hand wash basin, together with a useful understairs storage cupboard.

Undoubtedly the heart of the home is the generous open-plan kitchen, living and dining area located to the rear of the property. The kitchen is fitted with an extensive range of wall and base units and benefits from integrated appliances including a Kenwood dishwasher, Hotpoint double oven, fridge freezer, six-ring gas hob and extractor fan. A central island with breakfast bar provides additional storage and informal dining space. Beyond the dining area is a cosy snug area, ideal for a further seating space, with an additional set of French doors opening onto the garden and creating a seamless connection between indoor and outdoor living.

Leading from the kitchen is a practical utility room featuring an additional sink, further base units, space for a washing machine and tumble dryer, whilst also housing the boiler.

The first floor offers a spacious landing and four generously proportioned double bedrooms. The impressive principal bedroom is the largest of the four and benefits from extensive fitted wardrobes to both sides of a walk-through dressing area which leads to the newly installed en-suite shower room comprising shower cubicle, WC and hand wash basin. The remaining bedrooms are served by the family bathroom, fitted with a shower cubicle, bath, WC and hand wash basin.

Externally, the rear garden provides a beautiful and private retreat, a rarity for properties of this style and location. A spacious patio spans the width of both sets of French doors, creating an excellent entertaining area and enhancing the flow between inside and out. The garden continues with a lawned area leading to a slightly tiered rear section where a decked seating area enjoys a wonderful sunny aspect. Tiered slate chippings provide a low-maintenance finish, whilst mature shrubs, trees and planted borders create an attractive and secluded setting. There is also a shed, outside tap and outside socket.

To the side of the property is a substantial double garage with useful rafter storage space above, while a lean-to storage area to the rear offers ideal storage for garden equipment and outdoor essentials. The driveway extends from the road to the garage, providing ample off-road parking for multiple vehicles, whilst timber gates offer additional security and privacy to the parking area and garden beyond. To the front, the property enjoys a low-maintenance garden with mature shrubs and trees.

Forest School Street is ideally situated within the ever-popular village of Rolleston-on-Dove, renowned for its excellent local amenities including a village shop, pubs, cafes, highly regarded schools, four play areas and regular community events. The village also benefits from excellent transport links to nearby Burton upon Trent, Derby and the A38, making it an ideal location for commuters whilst retaining its charming village feel.

Early viewing is highly recommended to appreciate the size, flexibility and outstanding presentation this exceptional family home has to offer.

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 & double garage

Electricity supply: Mains (new consumer unit fitted)

Water supply: Mains

Sewerage: Mains

Heating: Gas (boiler, cylinder and multiple radiators replaced in March 2026)

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

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

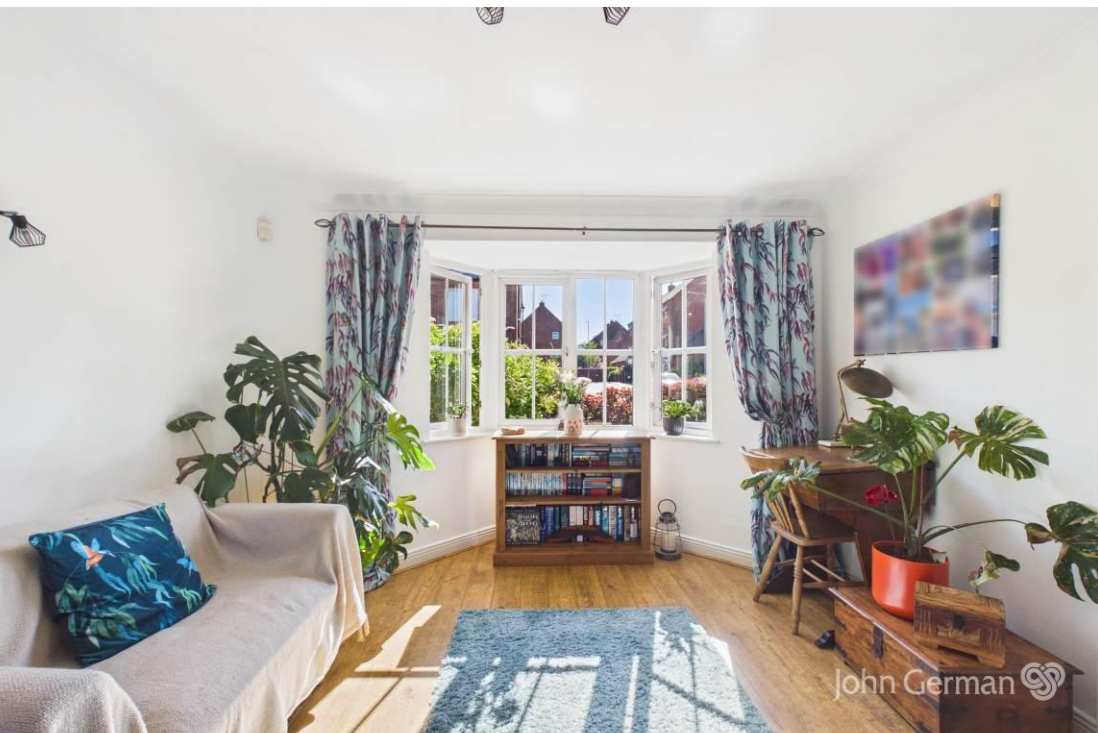
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band F

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

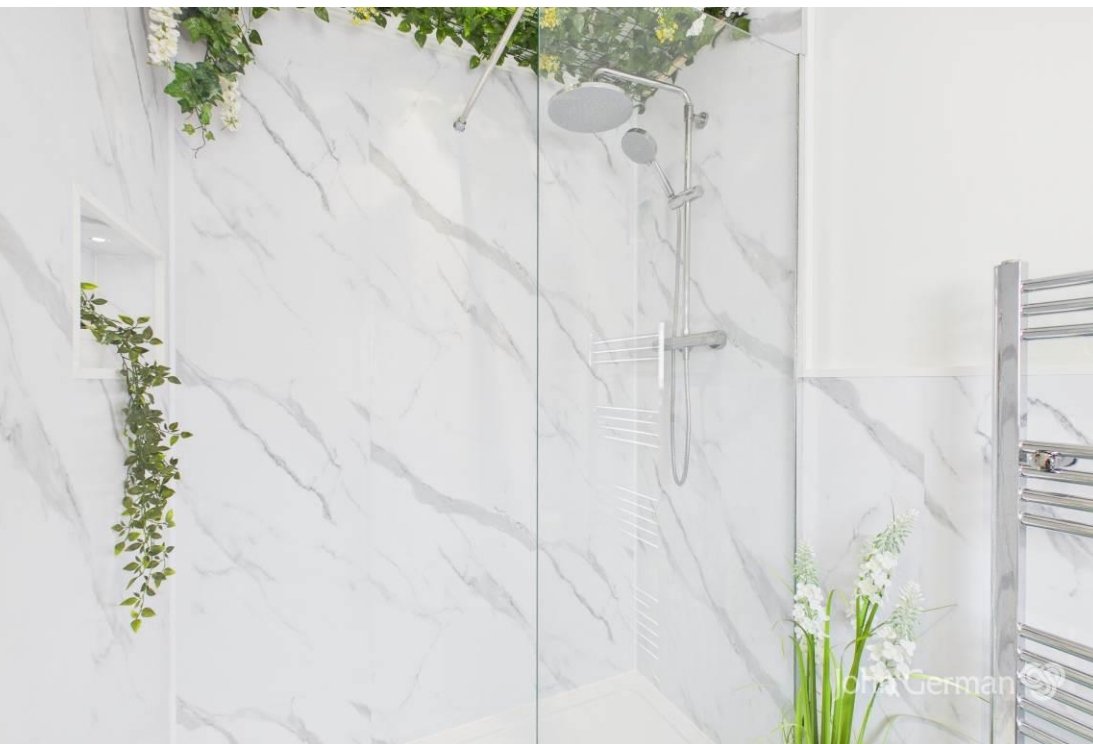
Our Ref: JGA/26062026

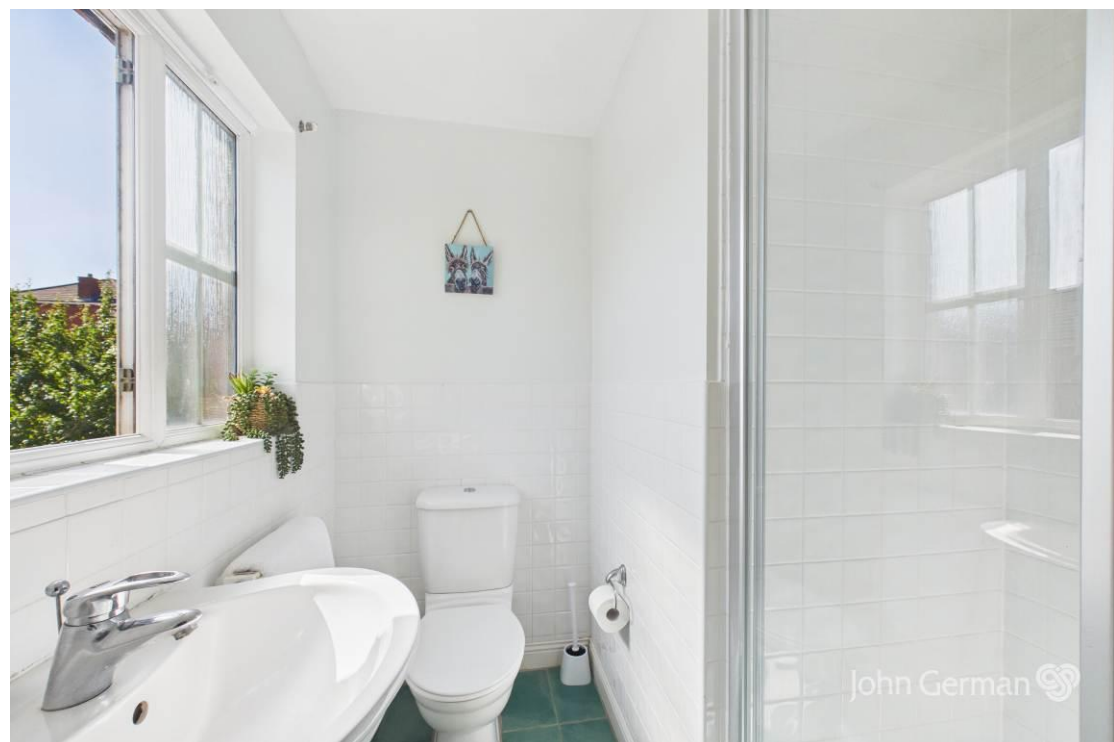
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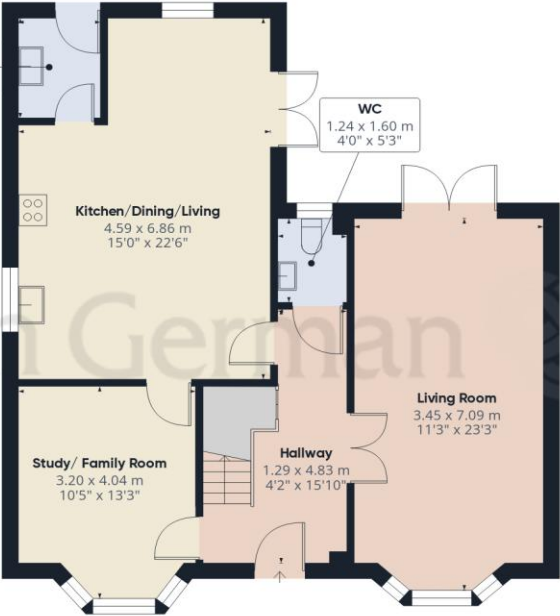








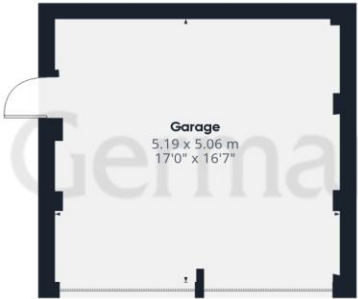




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

178.3 m²
1918 ft²

Reduced headroom

1.9 m²
20 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.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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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.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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