

Burnside

Rolleston-on-Dove, Staffordshire, DE13 9DN

John 
German





The Croft, Burnside

Rolleston-on-Dove, Staffordshire, DE13 9DN

£995,000

NO UPWARD CHAIN



Standing on a wonderful and secluded garden plot of approximately 0.35 acres is this stunning character home in a secluded yet central village location with spacious and versatile accommodation including five/six bedrooms, three/four reception rooms, an amazing open plan kitchen/dining/living room with triple aspect bifold doors, double garage, gated gravelled driveway and an EV charging point.

This pretty detached cottage boasts a country house feel with all the benefits of a central village location, handy for the local village store, two popular pubs and primary school. The village is only a few minutes' drive away from Burton on Trent town centre and has excellent transport links provided by the A38, A50 and beyond.

The house has a wonderful character feel, set within a secluded and established location, standing in a total of 0.35 acres which includes a gravelled drive, double garage, extensive lawned gardens with ornamental pond and a paved terrace ideal for outdoor entertaining. This really is a fabulous home with lots to offer, having a high degree of versatility, perfect for a large family or multi-generational living.

The ground floor features space in abundance with character and charm on display. The front entrance door opens into the hall which in turn leads to a large dining room perfect for entertaining. From here, a door opens out to the rear garden, there is a staircase off to the first floor and doors lead off.

There is a good sized living room which has a cosy feel with beams to the ceiling, brick fire surround providing the focal point and windows framing views to front and rear.

The ground floor also features a lovely cinema style room perfect for watching the latest film or boxset. This room could also be utilised as an extra sitting room/family room with bay windows framing views across the gardens.

Without doubt, the highlight of the ground floor is an exceptional 31 ft 10 open plan kitchen/dining/living space offering a superb blend of character and modern living with the quality of the space being further enhanced by a high vaulted ceiling with two rows of spotlights and skylights pouring in plenty of natural light. There is also a feature living area with triple aspect bifold doors opening out to an entertaining space within the rear garden. The kitchen itself is beautifully appointed, finished in matt navy surmounted by quartz work surfaces with integrated ceramic sink, and a matching breakfast bar that can comfortably seat up to six. This really is the perfect space to entertain or for the family to get together. The kitchen also features two glass display cupboards with lighting, integrated appliances including dishwasher, fridge, freezer and there is space for a range style cooker. A wonderful room bringing the garden inside.

Off the main living room there are two further bedrooms, the first of which enjoys a dual aspect with windows to front and side. This leads to a second bedroom which could also be utilised as a home office/study with window framing views across the gardens.

Completing the ground floor accommodation is the family bathroom comprising panelled bath with shower over, shower screen, pedestal wash hand basin, WC and towel rail/radiator.

Giving the unique nature of this particular property, there are two staircases, each leading to two bedrooms, the first of which features a galleried landing with doors leading off to bedroom one which is a substantial double with window framing views across the gardens. Across the landing is a good sized second double bedroom. Both these bedrooms share a well appointed shower room comprising shower cubicle, pedestal wash hand basin and WC.

The second staircase leads to two further substantial bedrooms, both sharing a Jack and Jill style shower room with shower cubicle, pedestal wash hand basin and WC and fitted storage.

The house has the benefit of a gated gravelled driveway leading to a detached double garage with up and over front entrance doors and useful attic space over the garage. There is also an EV charging point.

The house stands in amazing gardens with extensive lawns, a paved terrace with covered pergola over, perfect for outdoor entertaining and dining, mature hedging and trees together with a large ornamental pond. For added convenience, outdoor electrical sockets are installed in the rear garden and alongside the driveway, making the space ideal for lighting and gardening equipment. The garden enjoys a good degree of privacy with views of St. Mary's Church. The property is accessed via the carpark for the Spread Eagle where there is a private driveway serving just three properties, with all the village amenities a stones' throw away.

Agents note: The property is situated in a conservation area.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Standard

Parking: Drive & double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(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 E

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

Our Ref: JGA/11062024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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.









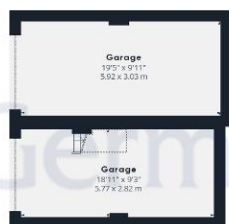




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Floor 1 Building 2

Approximate total area⁽¹⁾

2803.22 ft²

260.43 m²

Reduced headroom

71.57 ft²

6.65 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes 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.

Referral Fees

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		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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