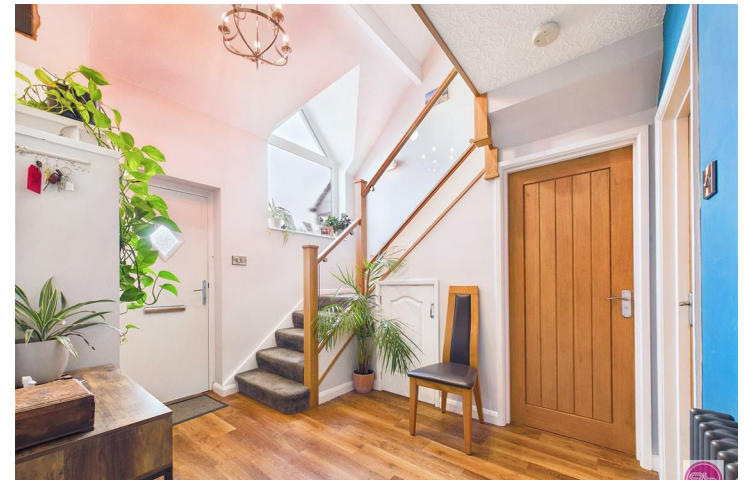




**Walford Road, Rolleston-On-Dove, Burton-On-Trent, DE13 9AP**

**Offers In The Region Of £625,000**



## Walford Road, Rolleston-On-Dove, Burton-On-Trent, DE13 9AP Offers In The Region Of £625,000

Situated in the highly desirable village of Rolleston on Dove, this impressive four bedroom detached family home offers spacious and well-planned accommodation throughout. The property benefits from a generous driveway, integral garage, beautiful open plan kitchen diner and a superb master suite complete with dressing area, en-suite and private balcony.

Rolleston on Dove is one of the most sought-after villages in the Burton area, known for its strong community feel, attractive surroundings and excellent amenities. The village offers a selection of local shops, traditional pubs, sports clubs, playing fields and a well-regarded cricket club, while nearby Burton upon Trent provides a wider range of shopping, supermarkets, restaurants and leisure facilities.

The location is particularly appealing for families, with a number of well-respected schools nearby including John of Rolleston Primary School, The De Ferrers Academy, and Repton School. For commuters, the property enjoys excellent access to the A38, connecting quickly to Derby, Lichfield and the wider Midlands motorway network, while rail services from Burton upon Trent provides convenient links to Birmingham and beyond. Outdoor enthusiasts will also appreciate the proximity to the National Forest.

### Ground Floor Accommodation

Entrance Hall – 2.89m x 2.53m (9'5" x 8'3")

A bright and welcoming entrance hall that sets the tone for the rest of the property. The space benefits from stylish décor and a striking open staircase with glass balustrade creating a contemporary focal point.



The hallway provides access to the main reception rooms and includes useful storage beneath the stairs.

**Living Room – 6.05m x 5.88m (19'10" x 19'3")**

An impressive dual-aspect living room offering excellent proportions for family living and entertaining. The room is centred around a charming log-burning stove set within a feature fireplace, creating a warm and inviting atmosphere.

Large windows allow natural light to flood the space while double doors provide direct access to the rear garden, seamlessly connecting the indoor and outdoor living areas.

**Study – 4.26m x 3.64m (13'11" x 11'11")**

A well-proportioned study room positioned to the rear of the property with pleasant views over the garden. Full length windows open directly onto the patio area for natural light. The room features make it a flexible space that could also be used for entertaining guests or a use that suits.

**Kitchen/Dining Area – 4.50m x 3.63m (14'9" x 11'10") - 3.04m x 2.71m (9'11" x 8'10") 3.38m x 3.42m (11'1" x 11'2")**

The kitchen forms part of a spacious open-plan layout and acts as the central hub of the home. Recently fitted with a range of modern units, high-spec Welsh slate work surfaces as well as focal point aga cooker, the space offers ample storage and preparation areas, and a freestanding central island that is currently in place provides additional workspace and informal seating, while a large skylight above floods the room with natural light. The kitchen links to the dining space, with space for a large table, characterful shiplap panelled walls, and a stable style door opening out on the rear garden.

**Utility Room – 1.85m x 2.19m (6'0" x 7'2")**

A practical utility room providing space for laundry

appliances along with additional storage and work surfaces.

**WC – 1.27m x 2.23m (4'1" x 7'3")**

A useful ground floor cloakroom fitted with a low-level WC and wash hand basin.

**First Floor Accommodation**

**Landing – 0.99m x 4.31m (3'2" x 14'1")**

The landing area is bright and spacious thanks to a large window allowing natural light to fill the stairwell. The space connects all bedrooms and bathrooms on the first floor.

**Bedroom One with Dressing Area and En-suite – 4.27m x 3.71m (14'0" x 12'2")**

A generously sized principal bedroom featuring plenty of space for freestanding furniture. The room enjoys excellent natural light and direct access to a private balcony overlooking the rear garden, as well as the:

**Dressing Room – 1.70m x 2.57m (5'6" x 8'5")**

A useful dressing area fitted with built-in storage and wardrobes, providing excellent clothing storage and organisation space, and adding a touch of class to the principal bedroom.

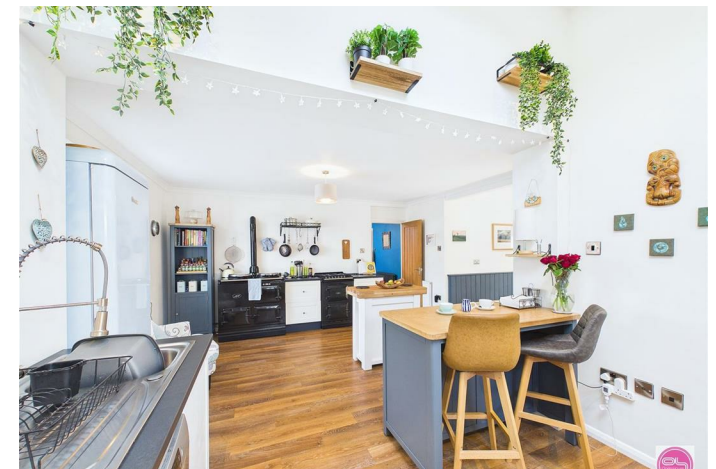
**Balcony – 2.29m x 3.34m (7'6" x 10'11")**

A lovely outdoor feature accessed from the principal bedroom, providing an elevated seating area ideal for enjoying morning coffee or relaxing with views over the garden.

**En-Suite – 3.40m x 2.26m (11'2" x 7'5")**

A spacious en-suite bathroom fitted with a walk-in shower enclosure, wash hand basin with vanity storage, WC and heated towel rail. The room benefits from a contemporary finish and good natural light.

**Bedroom Two – 3.62m x 3.83m (11'10" x 12'6")**





A large double bedroom overlooking the balcony, offering fitted wardrobes and ample space additional furniture.

Bedroom Three – 2.89m x 3.64m (9'6" x 11'11")  
Another well-proportioned bedroom, with dual-aspect windows. Ideal as a guest room or providing flexibility for a growing family.

Bedroom Four – 3.23m x 2.44m (10'7" x 8'0")  
A versatile fourth bedroom that could also serve as a home office, nursery or study depending on requirements.



Bathroom – 1.99m x 1.78m (6'6" x 5'10")  
A generous family bathroom fitted with a bath with shower over, wash basin and WC. The room is finished with modern fittings.

Garage – 5.20 x 2.44m (17'0" x 8'0")  
With and up and over door, mains tap, power and lighting.

#### Outside

##### Front

The property sits back from the road with a generous driveway providing ample off-road parking and access to the integral garage. Mature planting and landscaping enhance the attractive frontage.

##### Rear Garden

The rear garden has been thoughtfully landscaped to create a wonderful outdoor living space. A large patio area provides the perfect setting for outdoor dining and entertaining, while the lawned section offers space for children to play. A gazebo covers the hot-tub that is currently in the garden. Included in the sale are the shed, and the summer house, both in fantastic condition.



#### Additional Information

- Tenure: Freehold
- Council Tax Band: F
- EPC Rating: TBC
- Local Authority Area: East Staffordshire

We wish to clarify that these particulars should not be relied upon as a statement or representation of fact and do not constitute any part of an offer or contract. Buyers should satisfy themselves through inspection or other means regarding the correctness of the statements contained herein.

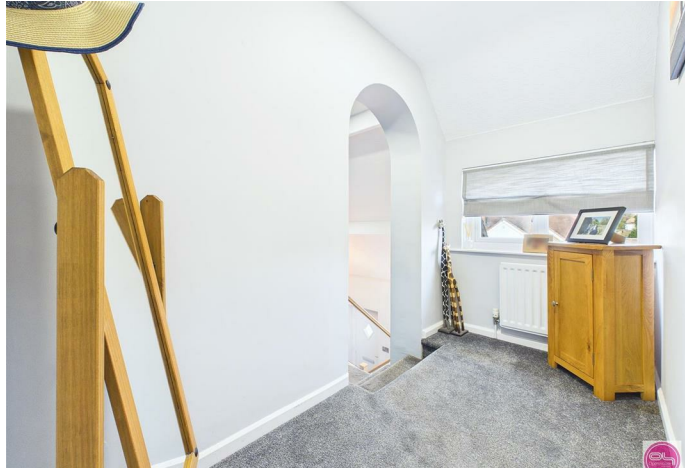
Please note that we have not tested or verified the condition of the services connected to the property, including mains gas, electricity, water or drainage systems. Similarly, we cannot confirm the working order or efficiency of any appliances, heating systems, or electrical installations that may be included in the sale. Prospective purchasers are therefore advised to carry out their own independent investigations and surveys before entering into a legally binding agreement.

#### Money Laundering Regulations 2003:

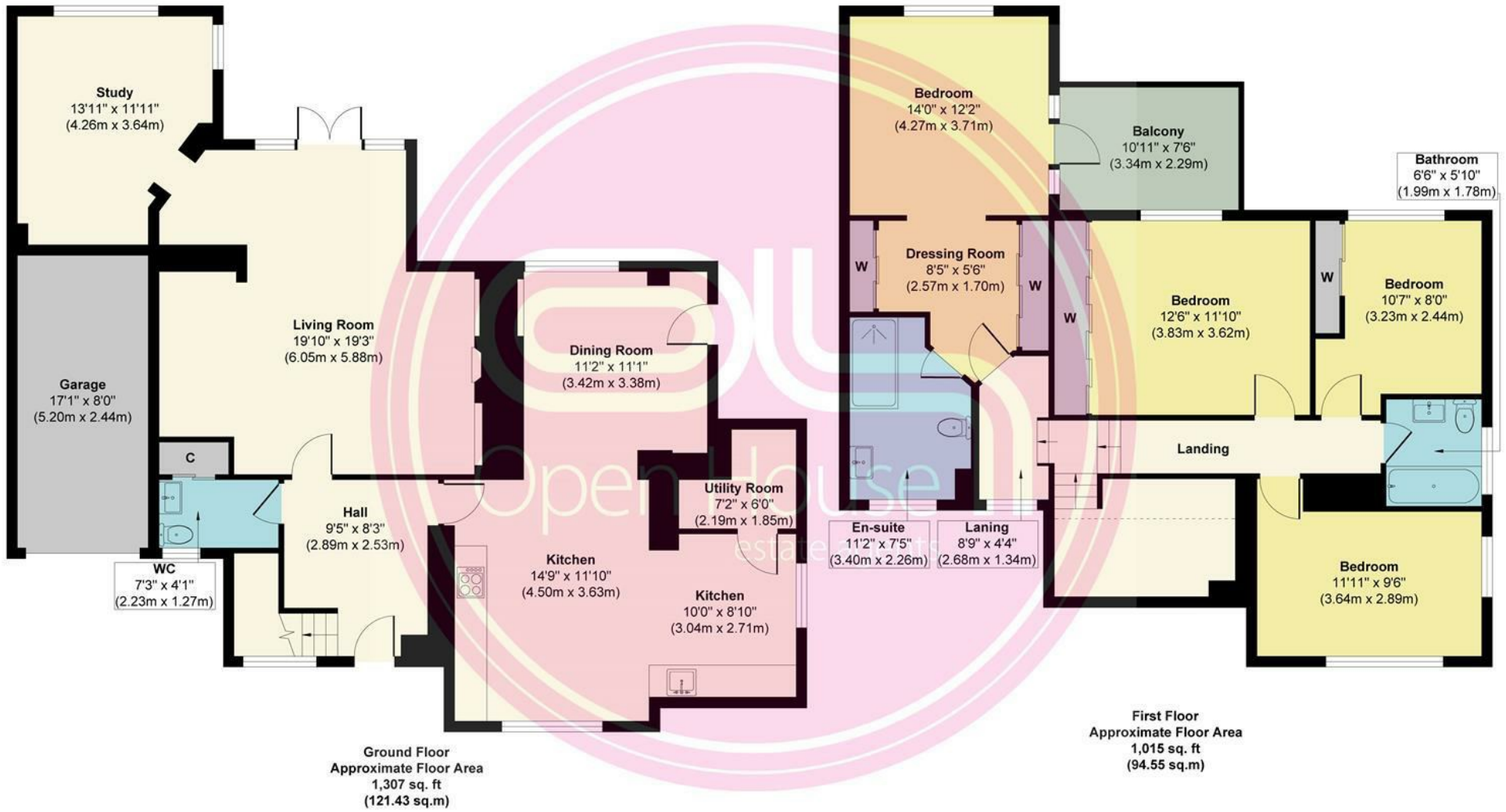
In accordance with the Money Laundering Regulations 2003, we are obligated to verify your identification before accepting any offers.

#### Floorplans:

We take pride in providing floorplans for all our property particulars, which serve as a guide to layout. Please note that all dimensions are approximate and should not be scaled.








**Approx. Gross Internal Floor Area 2,322 sq. ft / 215.98 sq. m**

Illustration for identification purposes only, measurements are approximate and not to scale, unauthorized reproduction is prohibited.

## ENERGY PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### LOCAL AUTHORITY

East Staffordshire

### TENURE

Freehold

### COUNCIL TAX BAND

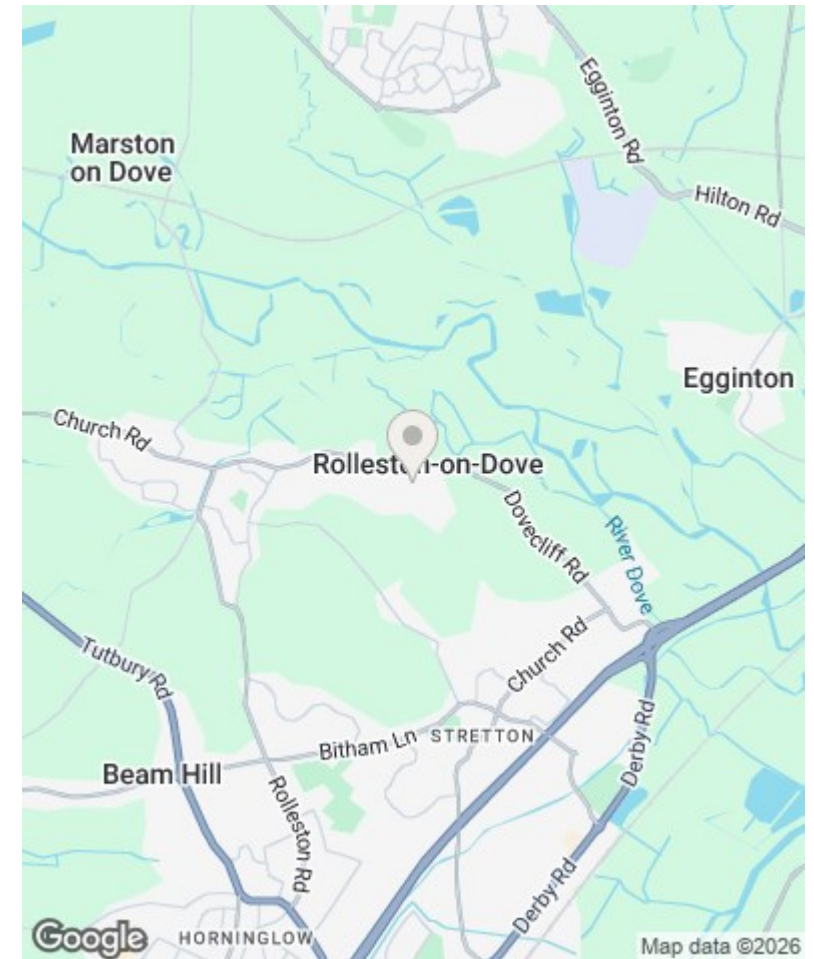
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### VIEWINGS

By prior appointment only

## PROPERTY SUMMARY

- Executive Detached Family Home
- Desirable Village Location in Rolleston on Dove
- Stunning Open Plan Kitchen With Welsh Slate Work-Surfaces
- Spacious Living Room with Log Burning Stove
- Master Suite with Dressing Area, En-Suite and Balcony
- Separate Study
- Driveway Providing Ample Off Road Parking
- Integral Garage with Power and Lighting
- Private and Generous Rear Garden
- Excellent Access to Burton, Derby and the A38



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