





Situated within a desirable cul-de-sac position on Alders Reach in Rolleston-on-Dove, this well-presented home offers spacious and versatile accommodation across two floors, complemented by a private, low-maintenance rear garden and off-street parking with an integral garage. The property features a generous living room, separate dining room, fitted kitchen with utility room, and three well-proportioned bedrooms, including a master with en-suite, making it an ideal home for families or those seeking space in a sought-after village setting.



## Accommodation

### Ground Floor

The accommodation opens into a central entrance hallway with stairs rising to the first floor and access to the principal ground floor rooms. A guest cloakroom is fitted with a low-level WC and wash hand basin.

The living room is a well-proportioned space featuring a fireplace with surround and ample room for seating, with natural light provided via windows to both the front and rear aspects, creating a bright and inviting living environment.

A separate dining room provides space for a formal dining table and chairs, positioned conveniently off the kitchen and accessed via double doors, making it ideal for both everyday use and entertaining.

The kitchen is fitted with a range of matching wall and base units with work surfaces over, incorporating a gas hob with extractor above, electric oven, sink with drainer, and space for further appliances. A door leads through to the utility room, which provides additional worktop space, storage, plumbing for white goods, and houses the boiler.

### First Floor

To the first floor, the landing provides access to three bedrooms and the family bathroom.

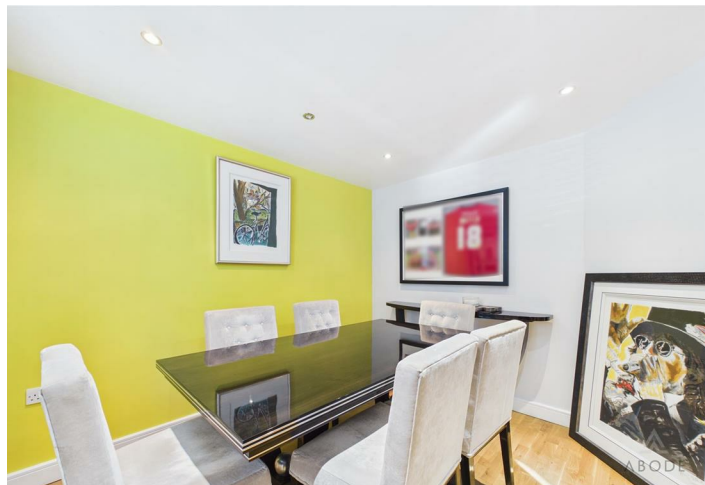


The master bedroom is a generous double room with fitted wardrobes and the benefit of an en-suite shower room, comprising a shower enclosure, wash hand basin, and low-level WC.

Bedroom two is another well-proportioned double room, while bedroom three offers a versatile space suitable as a bedroom, home office, or dressing room.

The family bathroom is fitted with a three-piece suite, including a bath with shower over, wash hand basin, and







low-level WC, complemented by tiled walls and flooring.

#### Outside

To the front, the property benefits from a block-paved driveway providing off-street parking and access to the integral garage, along with a low-maintenance gravelled fore garden.

The rear garden is fully enclosed by brick walling, offering a good degree of privacy. It has been designed for ease of maintenance, featuring a paved patio area, gravelled sections, and planted borders with established shrubs and trees, creating a pleasant outdoor seating space.



#### Location

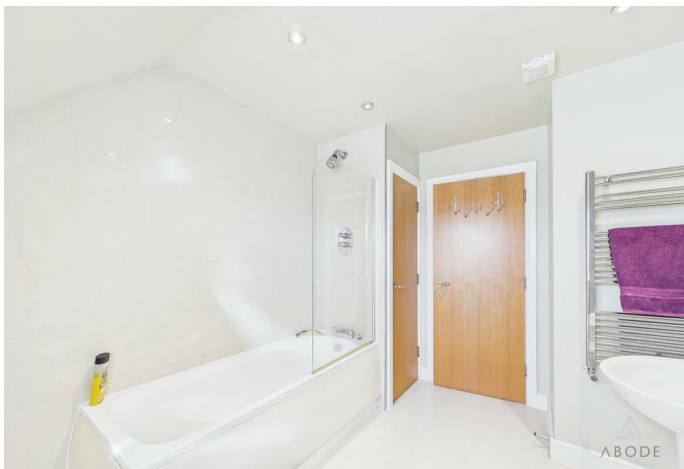
Rolleston-on-Dove is a highly regarded village offering a range of local amenities including shops, public houses, and well-regarded schools. The village provides convenient access to Burton-on-Trent and nearby towns, along with excellent transport links via the A38, making it ideal for commuting to Derby, Lichfield, and beyond. The surrounding countryside also offers a variety of walking routes and outdoor pursuits.















Floor 0



Floor 1



**Approximate total area<sup>m</sup>**

107.1 m<sup>2</sup>

1152 ft<sup>2</sup>

**Reduced headroom**

3.4 m<sup>2</sup>

37 ft<sup>2</sup>

(1) Excluding balconies and terraces

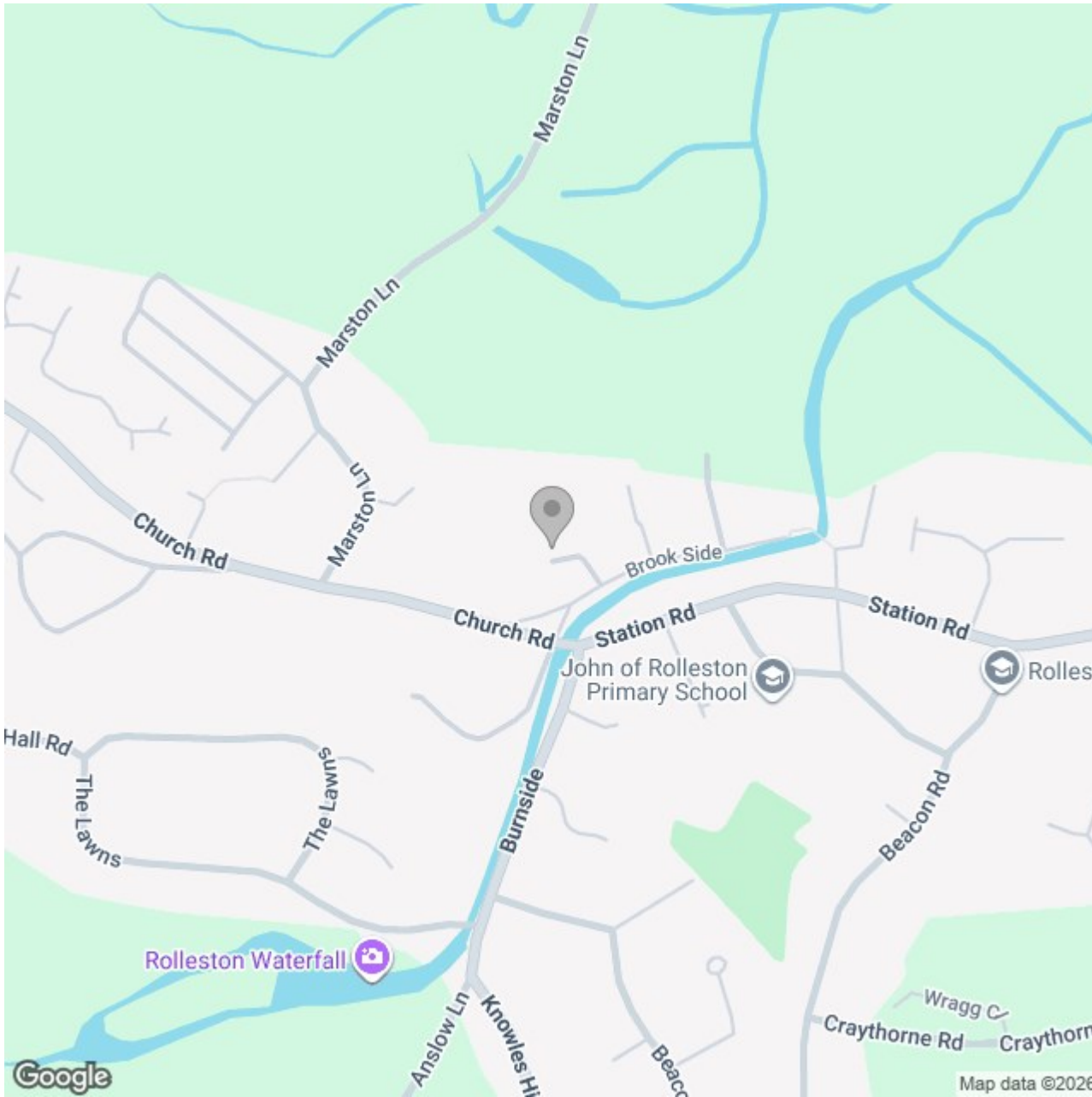
Reduced headroom

----- 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.

**GIRAFFE360**





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	