

Hall Road, Rolleston-on-Dove

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Offers in excess of
£270,000



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This property at a glance:



Watch the video



Hall Road, Rolleston-on-Dove



Mikaela says:

This is a great home in a fantastic location. On a corner plot, the gardens surrounding this home are just beautiful, with a garage and driveway parking at the bottom of the garden with a pathway leading up to the house.

Inside, the hallway has plenty of space for coats and shoes. It then leads you into the lounge through diner. With a bay window at the front and large french doors at the rear, this room is flooded with light and has great views into the beautiful garden. The kitchen is also at the back of the home, with plenty of storage as well a pantry for storing cupboard essentials!

Whilst I love the original kitchen, this may need some modernising, but these rooms have lots of potential! By opening the space up, you could make a fantastic kitchen diner to the back of the home here. From the kitchen there is side access into the garden and the pathway leading to the driveway, perfect for bringing the shopping in!

Upstairs, the good sized family shower room is well placed at the top of the stairs. The 2 double bedrooms are really well sized with plenty of space for double beds. The main bedroom is fitted with built in wardrobes. The single bedroom is well sized at the front of the home.

My favourite part of this home is definitely the gardens, 3 beautifully maintained and spacious gardens surround the front, side and back of this home. I imagine this would make a wonderful home in a popular and peaceful area. Take a look at the video on this listing to see how this home is placed near to beautiful open fields!"

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Did you spot...

This fantastic home is available with no upward chain



A message from the seller:

"This is our family home. When my parents wanted to move back in 1987 my Dad timed the journey from the house in Stretton to the then Craythorne Golf Club and from there to this lovely home. The journey was 1 minute less to Rolleston so the move was on. For Mum, the house was all about the garden, which is stunning in all seasons. The house is easy to maintain and the garden is full of beautiful and unusual shrubs and plants. The area is brilliant for shops, schools, country walks and very good pubs. It has good bus services to Burton, Tutbury and beyond".

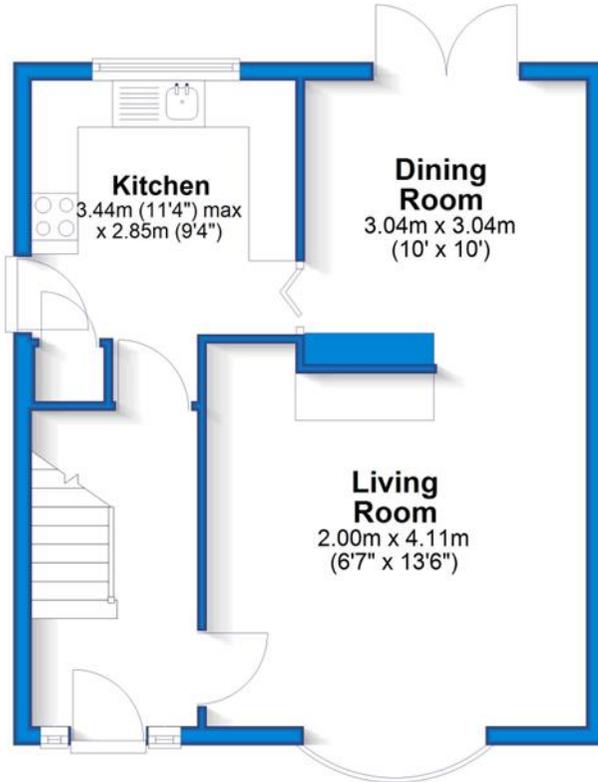
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Floor Plan

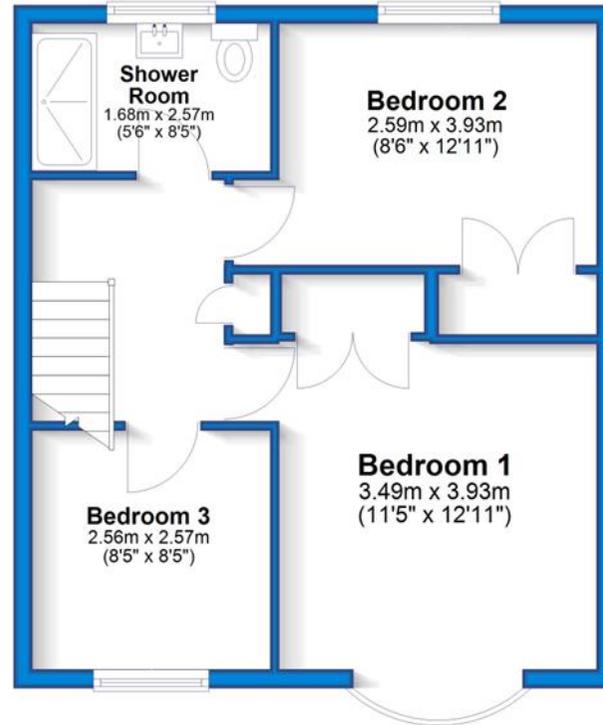
Ground Floor

Approx. 42.8 sq. metres (460.2 sq. feet)



First Floor

Approx. 42.9 sq. metres (461.3 sq. feet)



Energy
Performance
Certificate

Total area: approx. 85.6 sq. metres (921.5 sq. feet)



★★★★★
300+ 5 star Google Reviews



Key Features:

- NO UPWARD CHAIN
- 3 BEDROOM SEMI-DETACHED HOUSE
- GARAGE AND DRIVEWAY PARKING
- DESIRABLE VILLAGE LOCATION
- 3 BEAUTIFULLY PRESENTED GARDENS
- EPC - TBC



About the area:

Rolleston on Dove is known for its picturesque countryside and historic buildings, including the Grade II listed St. Mary's Church, which dates back to the 13th century. The village also offers a variety of local amenities, including shops and 2 great pubs, making it a popular spot for both residents and visitors. Rolleston has a strong cricketing tradition, with Rolleston Cricket Club dating back to 1871. The village was once served by a railway station, which closed in 1949, but remnants of the railway can still be explored along the Jinnie Trail, a scenic walking route.



Schools:

John of Rolleston Primary School is the main primary school serving the village. It provides education for children aged 5-11 and has a strong reputation for fostering academic and personal development. For secondary education, The de Ferrers Academy in Burton upon Trent is a key option, as it is one of the largest schools in Staffordshire and serves students across multiple campuses.



Don't miss out on the chance to own this incredible property!

To book a viewing with **Mikaela** call **01332 30 30 30**

[Click here](#) to watch the property video

