





This five-bedroom, semi-detached property in Rolleston-on-Dove is ideally located close to a range of local amenities and transport links. Featuring five well-proportioned bedrooms, including a master bedroom with an en-suite, the home also boasts three reception rooms, a carport, a workshop, and additional conveniences such as a guest cloakroom and a shower room. Additional benefits include double glazing throughout and gas central heating. Viewing is highly recommended strictly via appointment only.



## Ground Floor

Entering through the front door, you are welcomed by an entrance hallway with a double-glazed window to the side elevation, stairs rising to the first floor, and a cupboard housing the gas and electric meters. Doors from the hallway lead to both the sitting room and kitchen. The sitting room features a bay window to the front elevation, a coved ceiling, a fitted picture rail, and a feature fireplace with a marble backplate and hearth, along with an inset electric fire. A door from the sitting room opens into the dining room, which has a fitted picture rail and French doors, flanked by double-glazed windows, leading into the garden room. The garden room boasts French doors that open out to the rear garden.

The kitchen is fitted with matching base and eye-level units, a roll edge preparation work surface, a sink with a draining unit, a four-ring induction hob, an AEG double oven, a fitted extractor vent, and integrated dishwasher. The kitchen also has recessed spotlighting and door leading to the garden room. A door from the kitchen leads to the laundry room, which provides convenient access to the carport, WC cloaks and workshop. The workshop includes a side window and built-in storage, offering practical space for various uses.







## First Floor

The first floor comprises five well-proportioned bedrooms. The master bedroom features a double-glazed window to the rear elevation, a built-in sliding wardrobe, and access to an en-suite shower room. The en-suite is fitted with a shower cubicle with a glass door, a wash-hand basin with a mixer tap and vanity unit, a low-level WC, and a window to the rear elevation. The second and third bedrooms each have double-glazed windows to the front elevation, with the second bedroom also having an additional window to the side elevation.

The fourth bedroom enjoys views over the rear garden through double-glazed windows and also has windows to the side elevation. A guest cloakroom on this floor includes a low-level WC and a fitted extractor fan. There is also a shower room featuring an oversized shower tray, a wash-hand basin, a low-level WC, recessed spotlighting, an extractor fan, and a double-glazed window to the rear elevation.

## Outside

To the front, the property features a block-paved driveway leading to the carport and front entrance door. The rear elevation offers a large garden with a range of outbuildings providing storage. A large patio leads to a pleasant enclosed garden mainly laid to lawn, with eight raised beds and a further triangular-shaped patio at the far end of the garden, making it ideal for outdoor enjoyment and gardening.

## Location

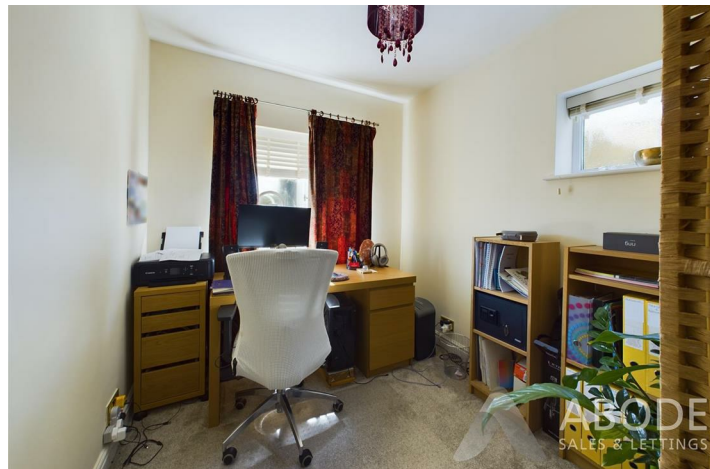
Rolleston-on-Dove is a charming village located in the East Staffordshire district, known for its tranquil surroundings and strong sense of community. The village offers a range of local amenities, including a post office, a convenience store, and several traditional pubs such as

The Spread Eagle and The Jinnie Inn, which are popular with both locals and visitors. For outdoor enthusiasts, the village is home to picturesque walking routes along the River Dove and Rolleston Park, providing opportunities for leisurely strolls and family outings.

Rolleston-on-Dove benefits from excellent transport links, with nearby access to the A38 and A50, connecting residents to major towns and cities such as Burton-on-Trent, Derby, and Lichfield. Public transport is also available, with bus services running regularly to surrounding areas. For those commuting further afield, the nearby train stations at Burton-on-Trent and Tutbury & Hatton provide direct rail links to larger cities including Birmingham and Nottingham, making it a convenient location for commuters.

The village is an ideal location for families, offering a strong local community feel with easy access to nearby towns and essential services.

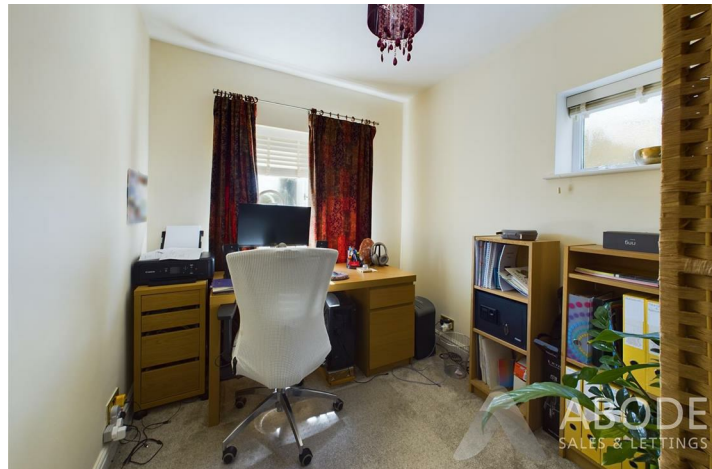


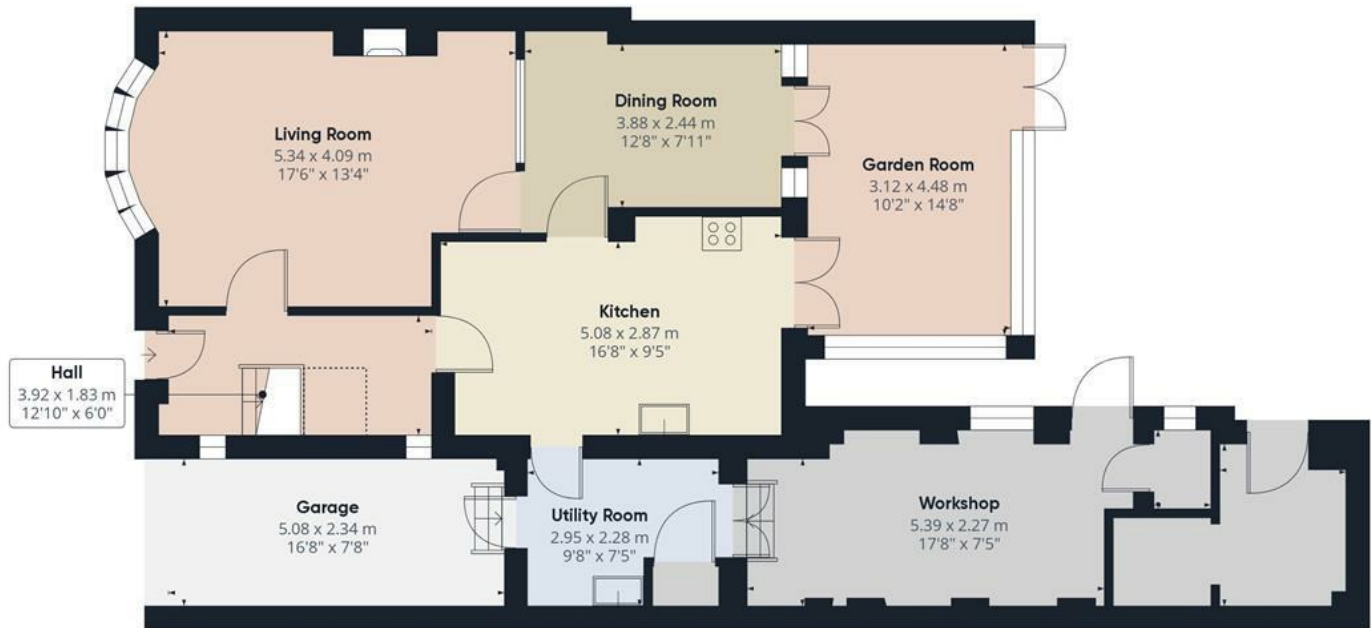




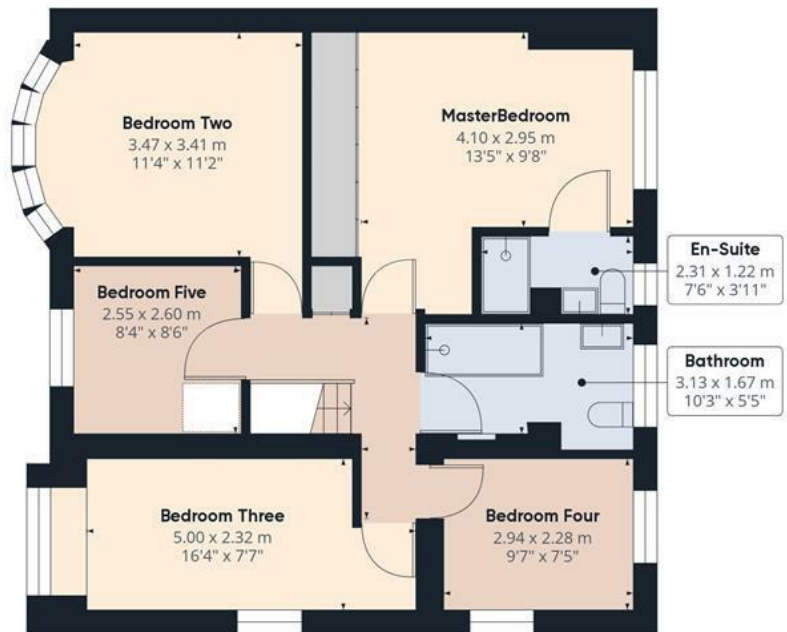








Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

175.83 m<sup>2</sup>  
1892.62 ft<sup>2</sup>

**Reduced headroom**

0.92 m<sup>2</sup>  
9.9 ft<sup>2</sup>

(1) Excluding balconies and terraces

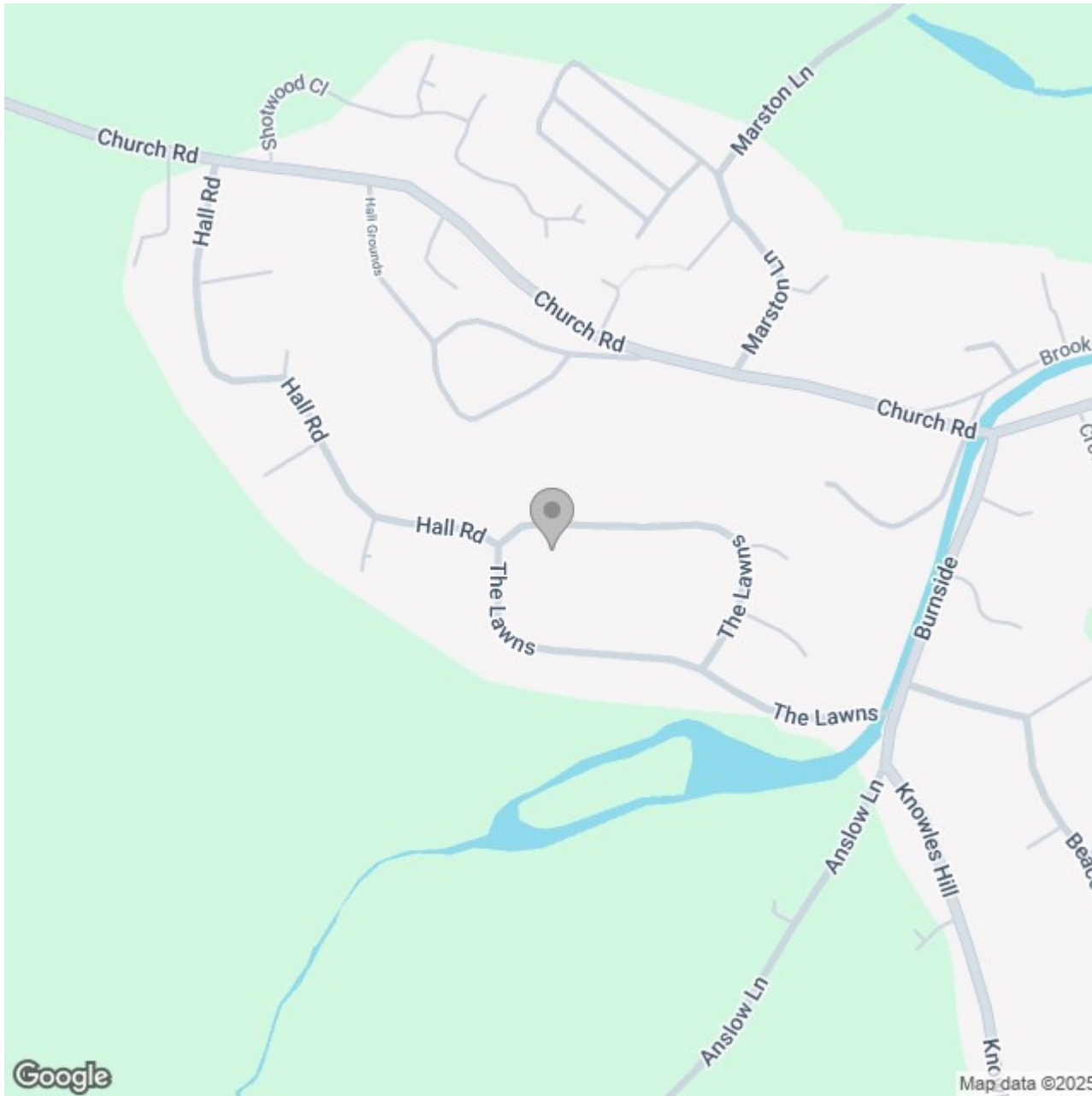
Reduced headroom  
..... Below 1.5 m/5 ft

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

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>73</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	