ABODE
SALES & LETTINGS

Brookside, Rolleston-On-Dove, DE13 9BD

Offers Over £499,950



https://www.abodemidlands.co.uk







Occupying a sought-after position within the heart of Rolleston-on-Dove, this character home offers a wealth of charm and original features throughout, combined with versatile accommodation ideal for modern family living. Enjoying views towards the brook to the front elevation and a substantial rear garden complete with a unique Arctic hut, the property benefits from three reception rooms, a bespoke kitchen diner, utility/WC, four bedrooms, a study or fifth bedroom, and an en-suite to the principal bedroom.

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Accommodation

Ground Floor

The accommodation begins with an inviting entrance reception room, showcasing character features including exposed timbers, wooden flooring and a feature fireplace, immediately setting the tone for the rest of the home. Doors lead through to two further reception rooms, both offering flexible living space to suit a variety of needs.

Positioned to the front elevation, the snug provides an excellent additional sitting room, home office or playroom, whilst the main living room enjoys exposed beams and a log-burning stove, creating a warm and welcoming space for everyday living.

To the rear of the property is the impressive bespoke kitchen diner, fitted with a range of quality units centred around an island with breakfast bar seating. The room offers ample space for both dining and entertaining, with French doors opening directly onto the rear garden. An inner hallway provides access to the first-floor accommodation and useful understairs storage, whilst a combined utility room and guest WC completes the ground floor.

First Floor

The first-floor landing provides access to a large boarded loft, four well-proportioned bedrooms together with a further room currently utilised as a study, which could also serve as a fifth bedroom if required.

The principal bedroom enjoys views over the rear garden and benefits from its own en-suite shower room. Bedrooms two, three and four are all of good proportions, making the property particularly well suited to growing families. The family bathroom is fitted with a bath incorporating a shower over, wash hand basin and low-level WC, together with useful built-in storage.

Outside

A particular feature of the property is the substantial rear garden, offering an excellent amount of outdoor space. Predominantly laid to lawn with established borders, the garden also includes, a pizza oven, a paved patio area ideal for outdoor dining and entertaining. A useful brick-built outbuilding provides additional storage, whilst the impressive Arctic hut creates a unique year-round entertaining space.

To the front elevation, the property enjoys an attractive outlook towards the brook and is set within the village conservation area.

Location

Rolleston-on-Dove remains one of Staffordshire's most desirable villages, offering a range of everyday amenities including a village shop, butcher, public houses, highly regarded schooling and pleasant countryside walks. Excellent transport links are available via the nearby A38, providing convenient access to Burton upon Trent, Derby, Lichfield and beyond.























AML Disclaimer - Burton Office

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended, Abode Midlands Ltd is legally required to undertake appropriate anti-money laundering checks as part of the property buying and selling process.
All prospective purchasers proceeding with a property transaction will be required to complete appropriate identity verification and provide satisfactory information regarding their purchasing arrangements and source of funds. Where applicable, additional checks may be required for individuals providing gifted deposits, third-party contributors, company purchasers and beneficial owners.

These checks may be requested during the offer process.

AML Compliance Fee: Abode Midlands Ltd charge a non-refundable fee of £30.00 inclusive of VAT per individual requiring identity verification. This applies to each purchaser and, where additional individual verification is necessary, any person providing gifted funds or otherwise contributing to the purchase.

The fee is payable in advance of the verification service commencing and covers the administration and processing of the relevant checks.
Verification is undertaken with the assistance of our appointed compliance provider, Thirdfort. These checks are undertaken for identity verification and anti-money laundering purposes and do not constitute an application for credit.

Additional documentation and enhanced due diligence may be required depending on the circumstances of the transaction, including the purchaser's financial arrangements and the origin of funds.

Abode Midlands Ltd will ordinarily require satisfactory completion of its due diligence procedures before issuing a Memorandum of Sale and formally progressing the transaction.

Where Abode Midlands Ltd is unable to complete legally required due diligence, we may be unable to proceed with the transaction.

PIF Disclaimer - Burton Office

Property Particulars

These particulars have been prepared by Abode (Midlands) Limited in good faith, using information verified by the seller, property inspections and relevant third-party sources. Reasonable steps have been taken to ensure accuracy and disclose material information, although certain details may not have been independently verified and may be subject to change.

Measurements and Floor Plans

All measurements and floor areas are approximate. Floor plans are for illustrative purposes, may not be to scale and should not be relied upon for precise measurements.

Photographs and Illustrations

Photographs show the property's appearance at the time taken. Furniture and appliances shown may not be included. A.I. created images and digitally altered photographs are illustrative, with material alterations identified where appropriate.

Services and Installations

Unless stated otherwise, Abode has not tested any services, installations or appliances. Purchasers should obtain appropriate professional inspections where required.

Tenure and Legal Matters

Information concerning tenure, boundaries, rights of way, covenants, planning and building regulations is based on available information. Purchasers should ask their solicitor to verify these matters before entering into a binding contract.

Fixtures and Fittings

Only fixtures, fittings and contents expressly agreed as part of the sale are included.

General

Please contact Abode for clarification of any information important to your purchase. These particulars do not form part of a contract. Nothing in this disclaimer excludes any liability or consumer rights that cannot lawfully be excluded.

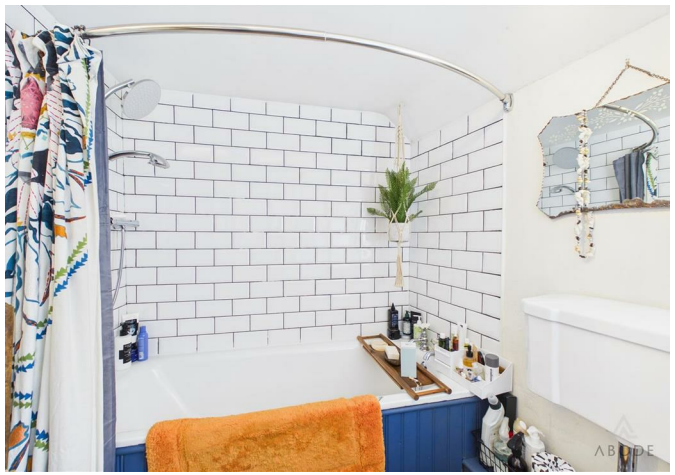
Service Charges and Management Fees

Modern and new-build properties may be subject to service charges or estate management fees. Purchasers should confirm details with their solicitor.






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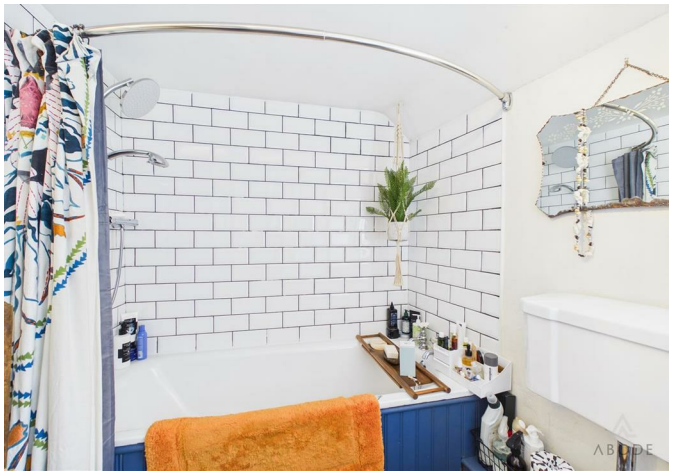

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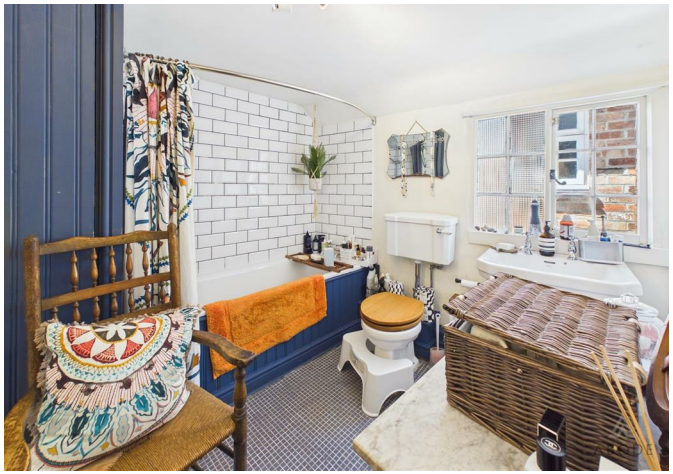


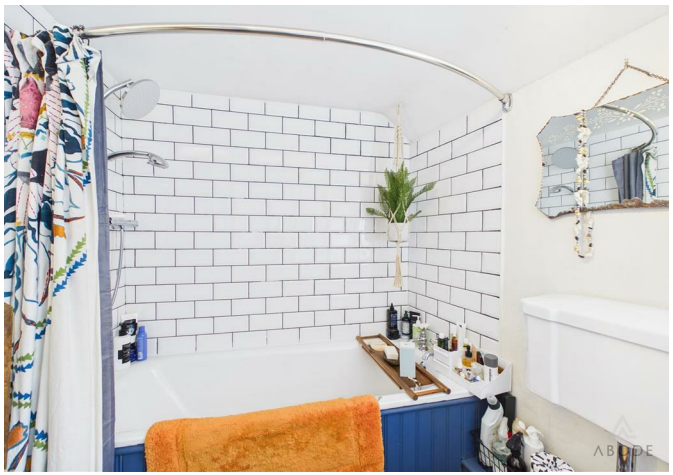






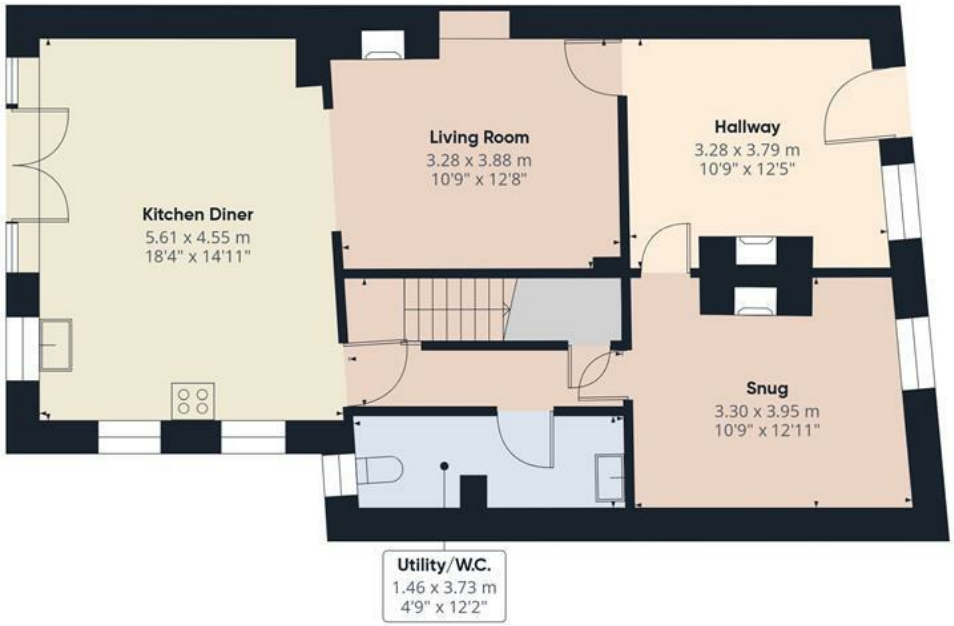

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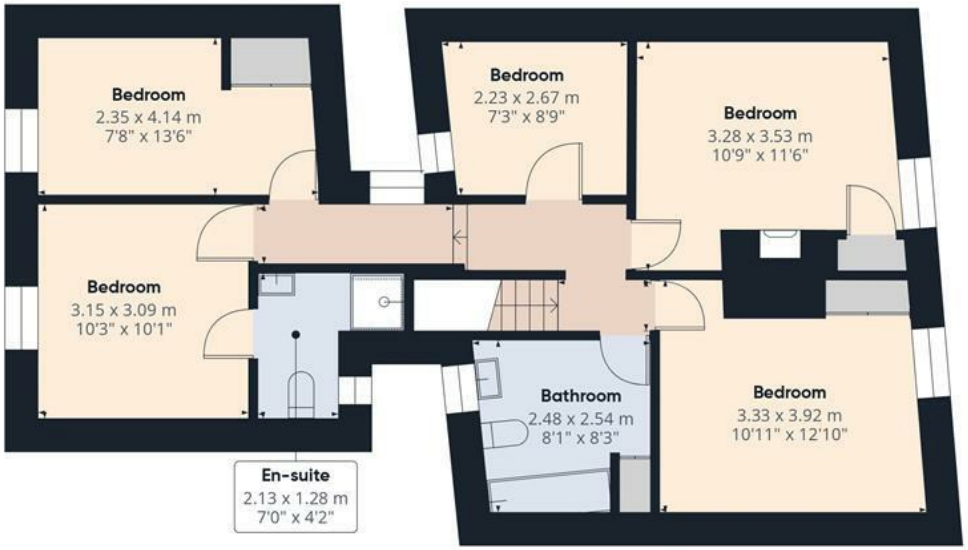








Floor 0





Floor 1

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Approximate total area(1)

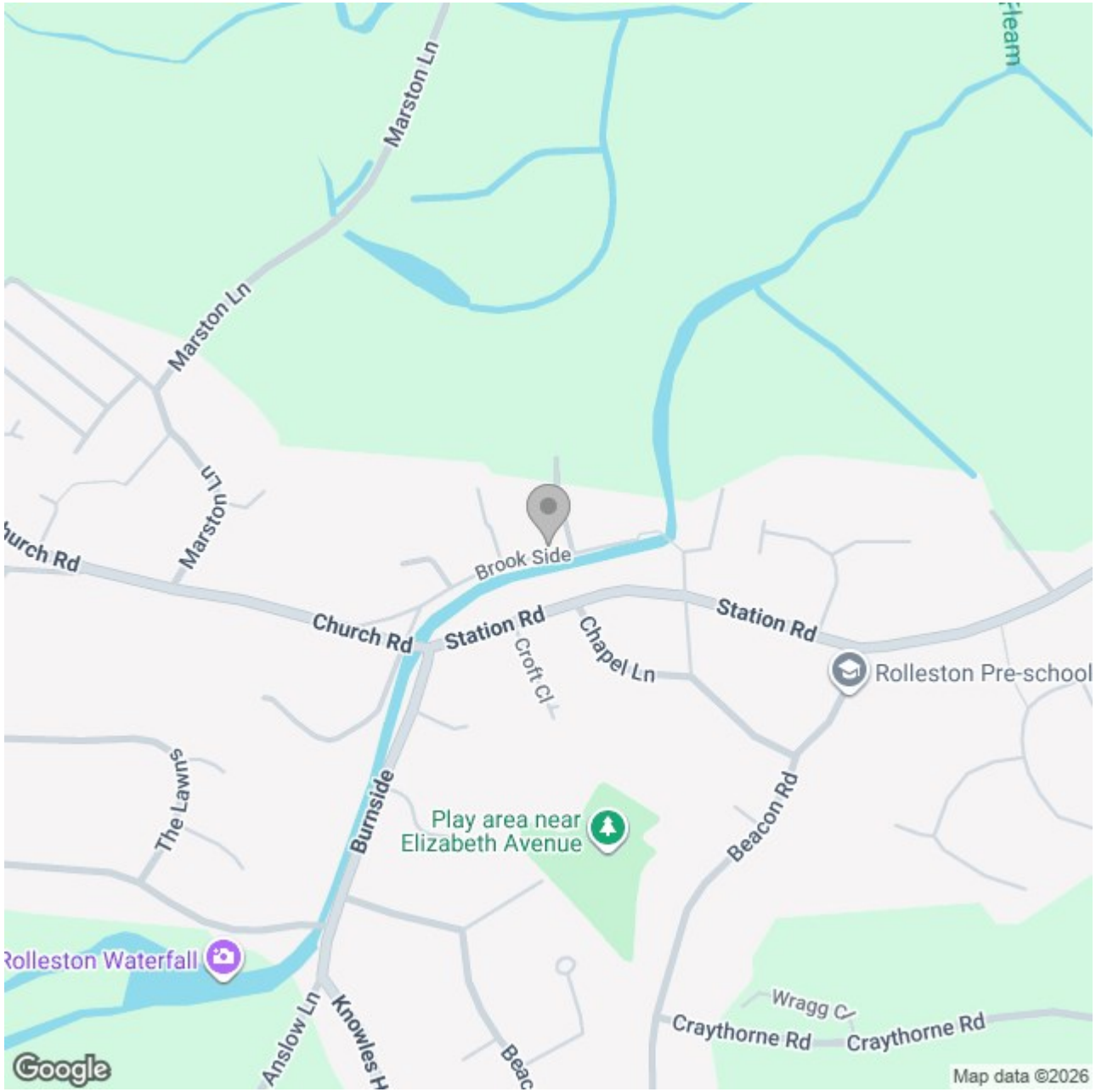
135.4 m²

1456 ft²

(1) Excluding balconies and terraces

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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