





****DETACHED GARAGE & DRIVEWAY****

Occupying a generous plot in the highly regarded village of Rolleston-on-Dove, this spacious detached family home offers well-balanced accommodation, a landscaped rear garden, detached garage and countryside views to the front. With four bedrooms, a contemporary kitchen, conservatory and excellent access to local schools and amenities, it is ideally suited to modern family living.



ABODE
SALES & LETTINGS

Accommodation

Ground Floor

The property is entered via a welcoming entrance hall with stairs rising to the first floor and access to the principal reception rooms.

Positioned to the front of the property, the lounge enjoys views towards the surrounding countryside and features a fireplace as its focal point. Doors open through to the conservatory, providing additional living space and direct access to the rear garden.

The separate dining room offers a versatile space for family meals or entertaining, whilst the contemporary kitchen is fitted with a range of modern units, complementary work surfaces and integrated Bosch appliances including an oven, gas hob and extractor. A separate utility room provides additional storage and appliance space.

First Floor

The first-floor landing gives access to four well-proportioned bedrooms and the family bathroom.

The principal bedroom enjoys open views to the front and benefits from an en-suite shower room. The remaining bedrooms are served by the family bathroom, fitted with a three-piece suite.

Outside

The property occupies a generous plot with



landscaped gardens, shaped lawns and established planting. A detached garage and driveway, accessed from Beacon Road, provide off-road parking for several vehicles.

Location

Rolleston-on-Dove is a highly desirable village offering a range of local amenities including shops, pubs, cafés and countryside walks. The property is well placed for John of Rolleston Primary School and De Ferrers Academy, whilst

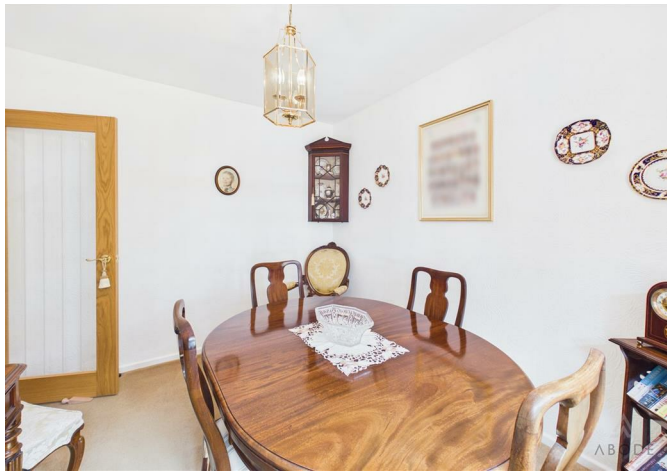


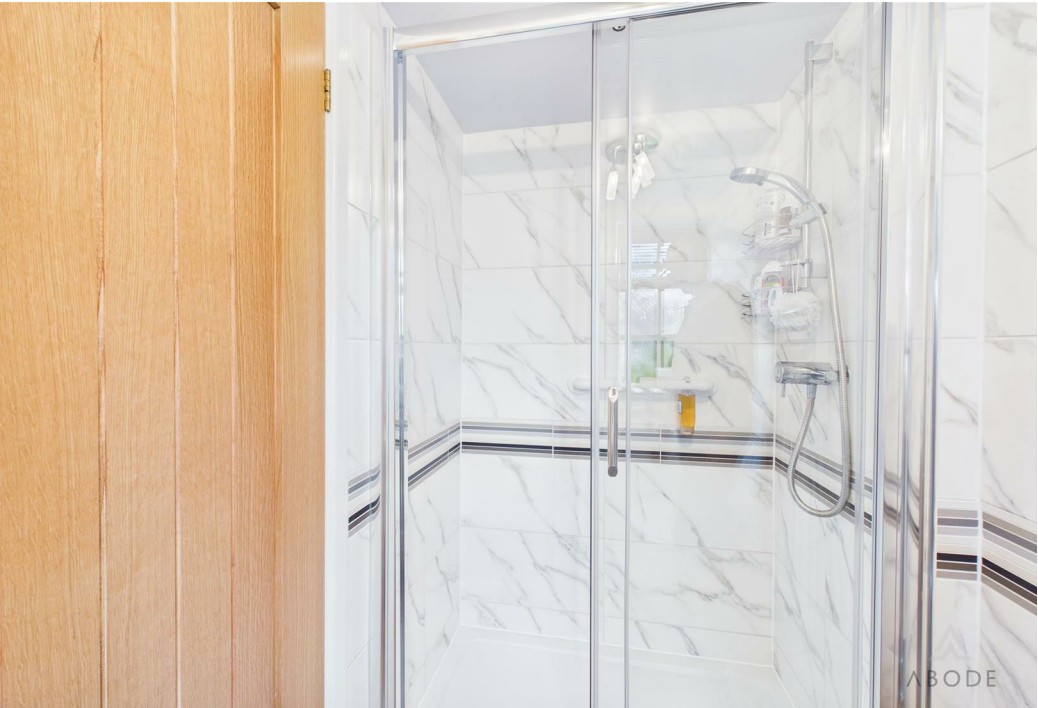




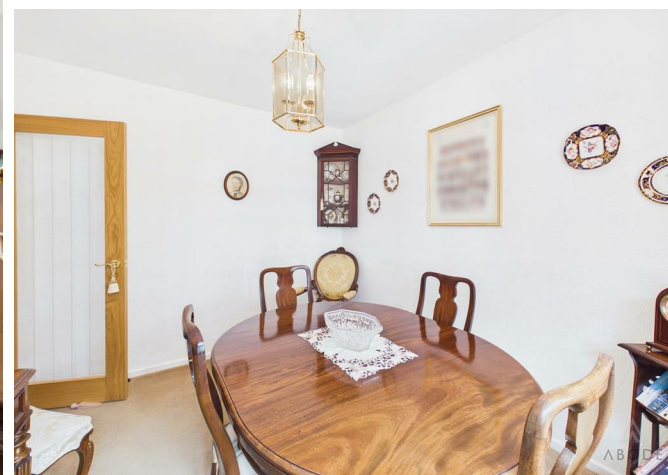
Burton-on-Trent town centre and major road links are also within easy reach.







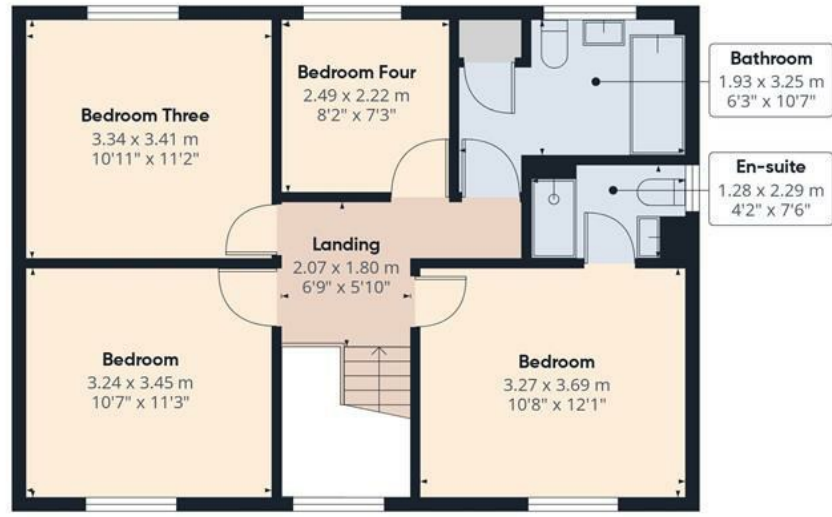








Floor 0



Floor 1

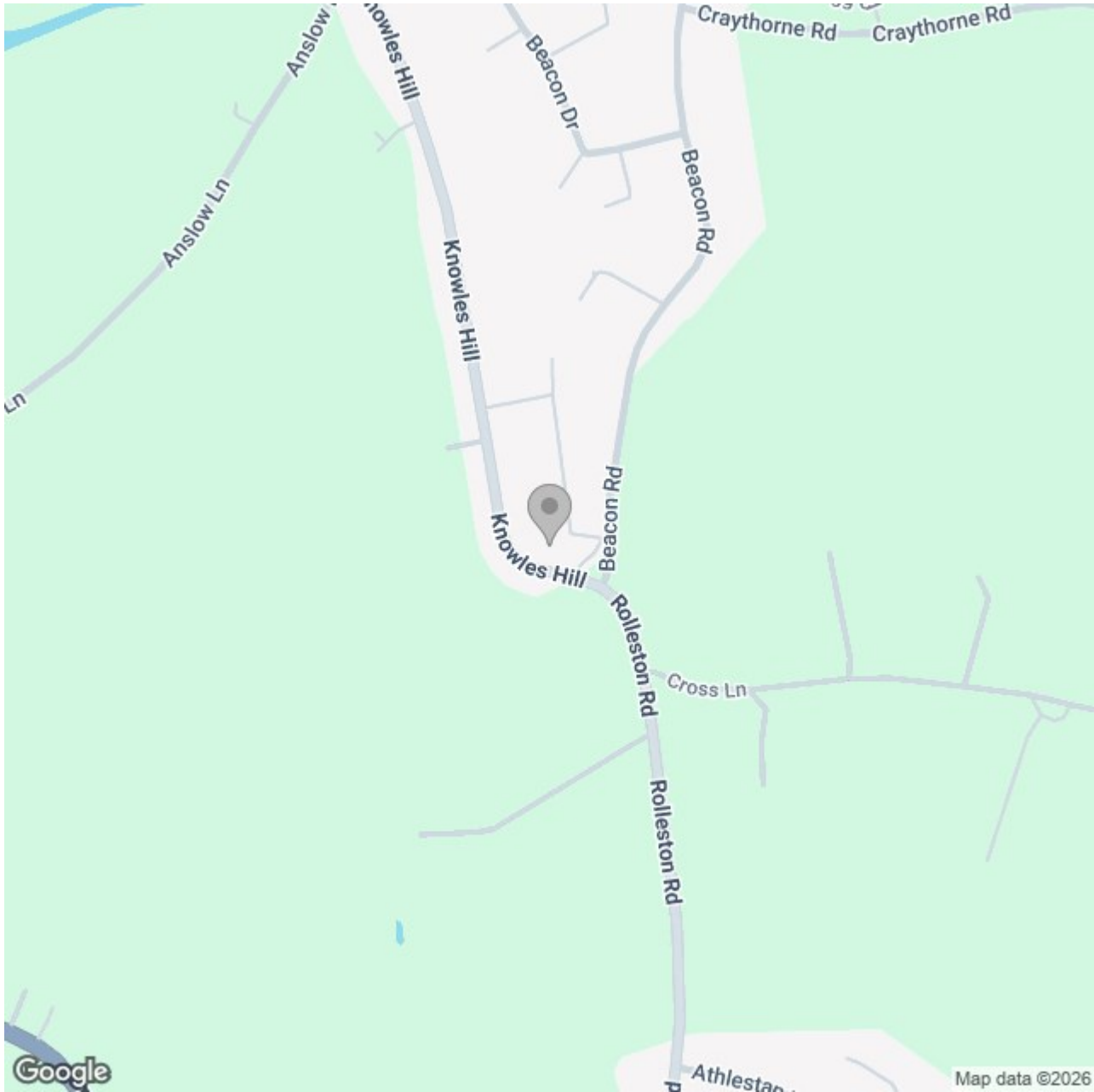


Approximate total area⁽¹⁾
122.4 m²
1318 ft²

(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 