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SALES & LETTINGS

Station Road, Rolleston-On-Dove, DE13 9AD

Asking Price £425,000



https://www.abodemidlands.co.uk







Occupying an elevated position with attractive open rural views to the front, this spacious four-bedroom detached family home is located within the highly sought-after village of Rolleston-on-Dove. Offering well-proportioned accommodation throughout, the property features a generous lounge diner, an extended open-plan kitchen diner, four bedrooms, an en-suite to the principal bedroom, a family bathroom, integral garage and a private rear garden, making it an ideal home for growing families. In place in the garden is a fully kitted out home office with electrics.

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Accommodation

The accommodation begins with a welcoming entrance hallway with a guest cloakroom. The spacious lounge enjoys open countryside views to the front and flows through to the dining area, where French doors open onto the rear garden. To the rear of the property, the extended open-plan kitchen diner provides an excellent family and entertaining space, offering a range of fitted units, integrated appliances and ample room for everyday dining, with direct access to the garden.

To the first floor, the principal bedroom benefits from elevated rural views and a spacious en-suite bathroom complete with both a bath and separate shower. There are two further double bedrooms, both offering fitted storage, whilst the fourth bedroom provides flexibility as a child's bedroom, nursery or home office. Completing the accommodation is the family bathroom.

Externally, the property is set back behind a sweeping driveway providing ample off-road parking and access to the integral single garage. The enclosed rear garden enjoys a good degree of privacy and features a paved patio, lawn, mature planting and a useful garden shed, creating an ideal outdoor space for relaxing and entertaining.

Situated within Rolleston-on-Dove offers an excellent range of local amenities including shops, public houses, highly regarded schools and scenic countryside walks. The property also benefits from excellent transport links via the A38 and A50, providing easy access to Burton upon Trent, Derby and beyond.





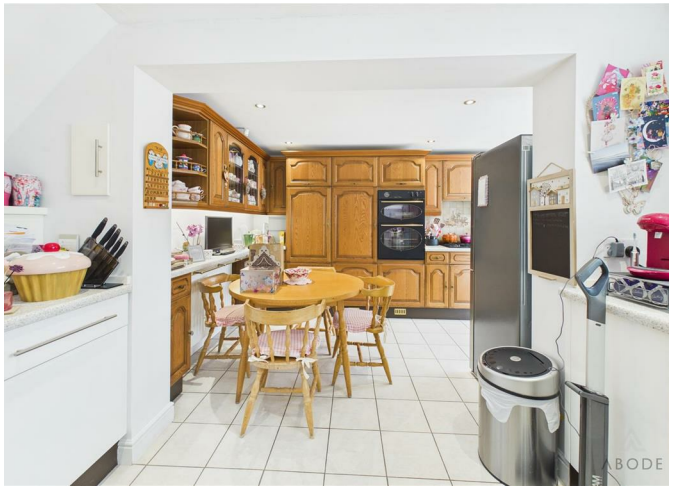

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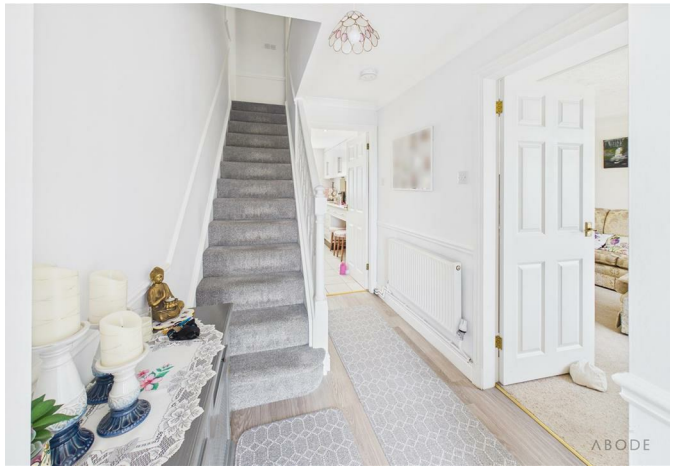

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AML Disclaimer - Burton Office

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.

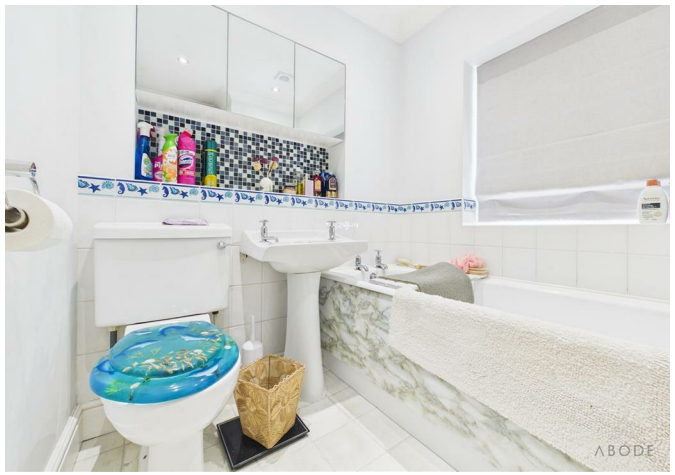
Service Charges and Management Fees

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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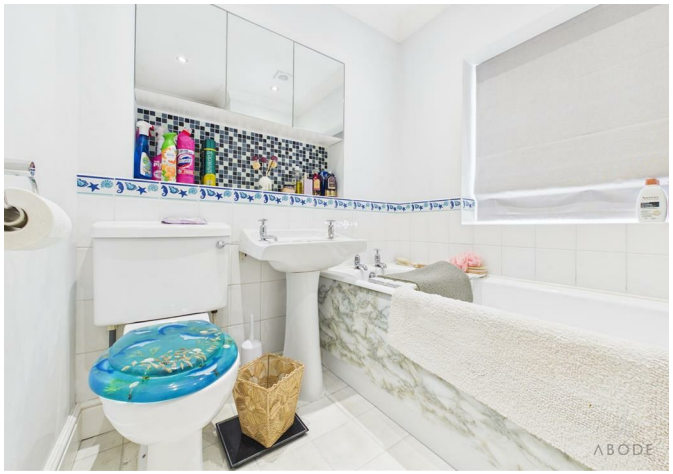

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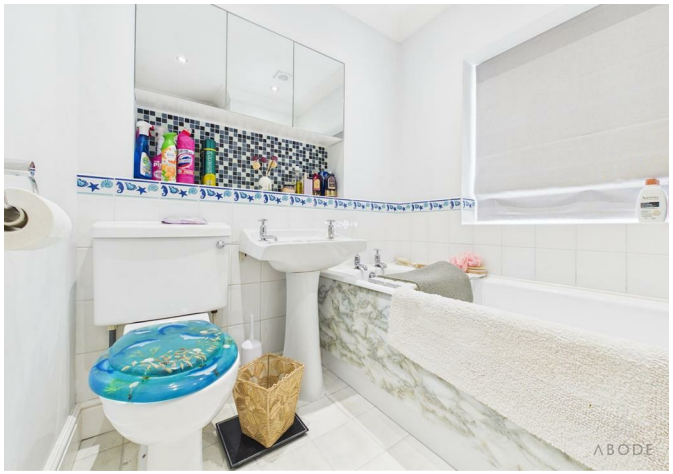

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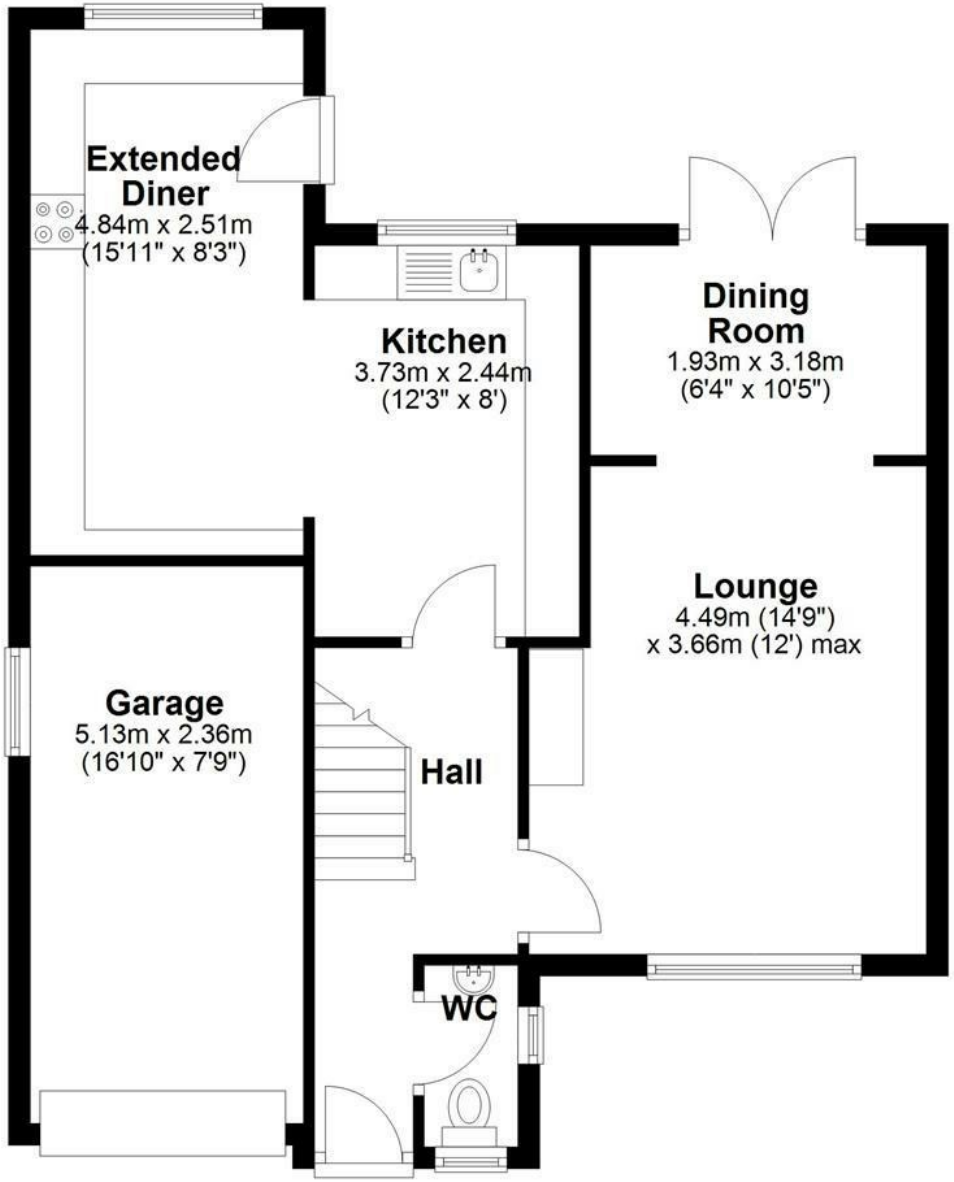




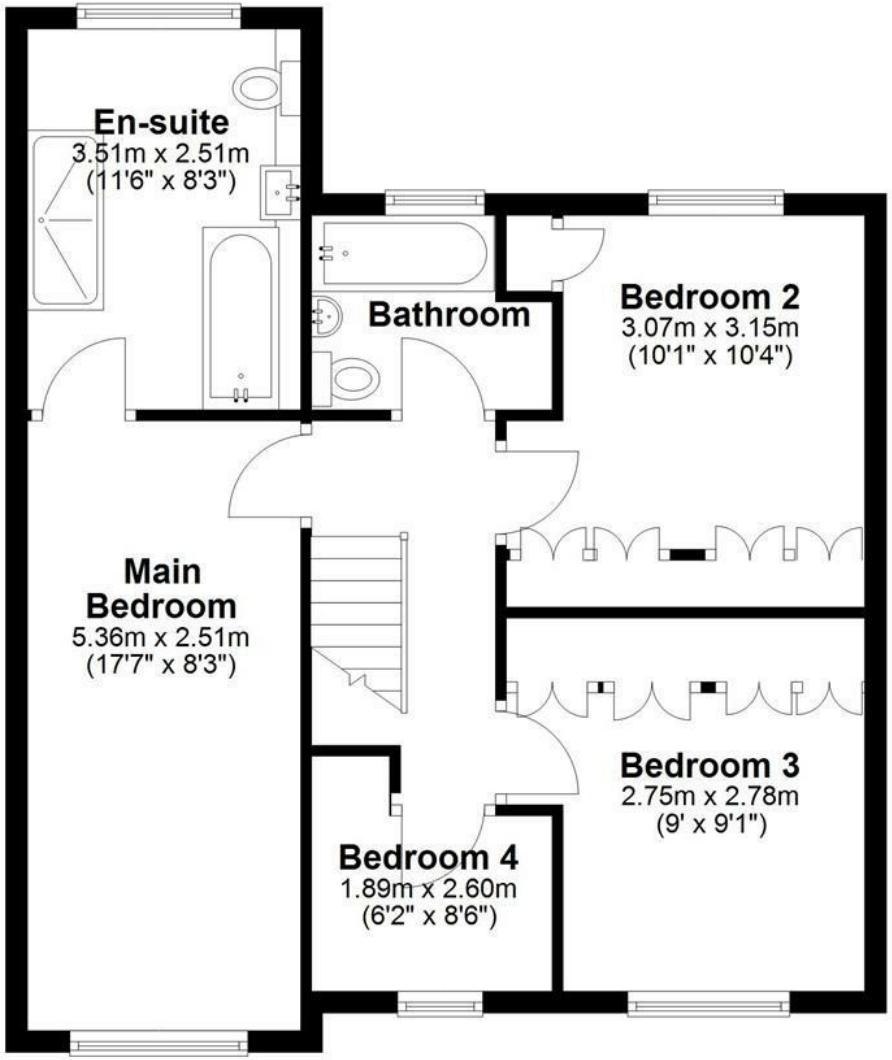


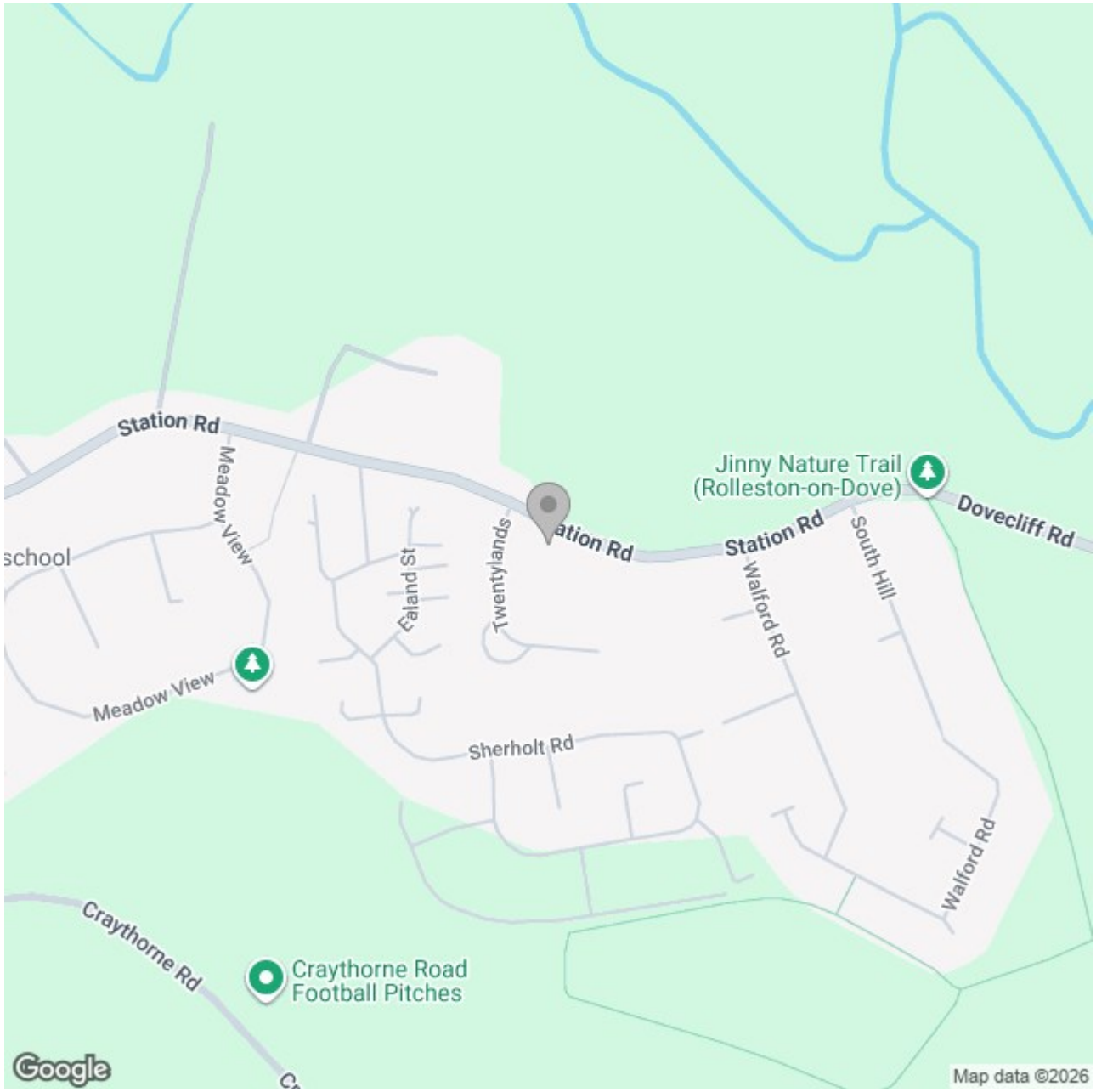


Ground Floor



First Floor





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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.