





Located in the ever-popular village of Rolleston-on-Dove, this well-proportioned three-bedroom semi-detached home offers a spacious internal layout, generous off-street parking, and an impressively mature rear garden with detached brick built garage. With a bay-fronted façade and characterful touches throughout, the property also includes two reception rooms, a modern fitted kitchen, a downstairs WC, a first-floor shower room, and three well-sized bedrooms. An ideal family home in a sought-after setting close to well-regarded schools, parks, and transport links.



Accommodation

Ground Floor

The property is entered via a storm porch into a welcoming entrance hallway, which has a staircase rising to the first floor and access to the principal ground floor rooms. To the front of the home is a bright and spacious living room with a bay window overlooking the front elevation. This leads through an archway into the dining room, which features a fireplace and sliding doors opening out to the rear garden. The kitchen is accessed from the hallway and is fitted with a range of modern gloss units, stone-effect worktops, a stainless steel gas hob with extractor, integrated oven, and space for appliances including a tall fridge freezer and washing machine. Dual aspect windows and a rear door allow for plenty of natural light and direct garden access. Completing the ground floor is a convenient WC located off the hallway.

First Floor

The landing provides access to all three bedrooms and the family shower room. The spacious main bedroom to the front features a large bay window and fitted wardrobes. The second bedroom is a generous double room with built-in wardrobes and views to the rear. Bedroom three is a well-proportioned single, also enjoying a view across the garden. The shower room is fitted with a three-piece suite including a corner shower cubicle, wash hand basin, and low-level WC, with tiled walls and an obscured glazed window.



Outside

The front of the property boasts a full-width block-paved driveway providing off-street parking for multiple vehicles. A side gate gives pedestrian access to the beautifully landscaped rear garden, which includes a block-paved patio seating area, a central lawn, and a winding path leading through mature borders, shrubs, and trees to a brick-built garage that is accessed via a private driveway from beacon road. The rear garden is enclosed by timber fencing and offers a high degree of privacy.







Location

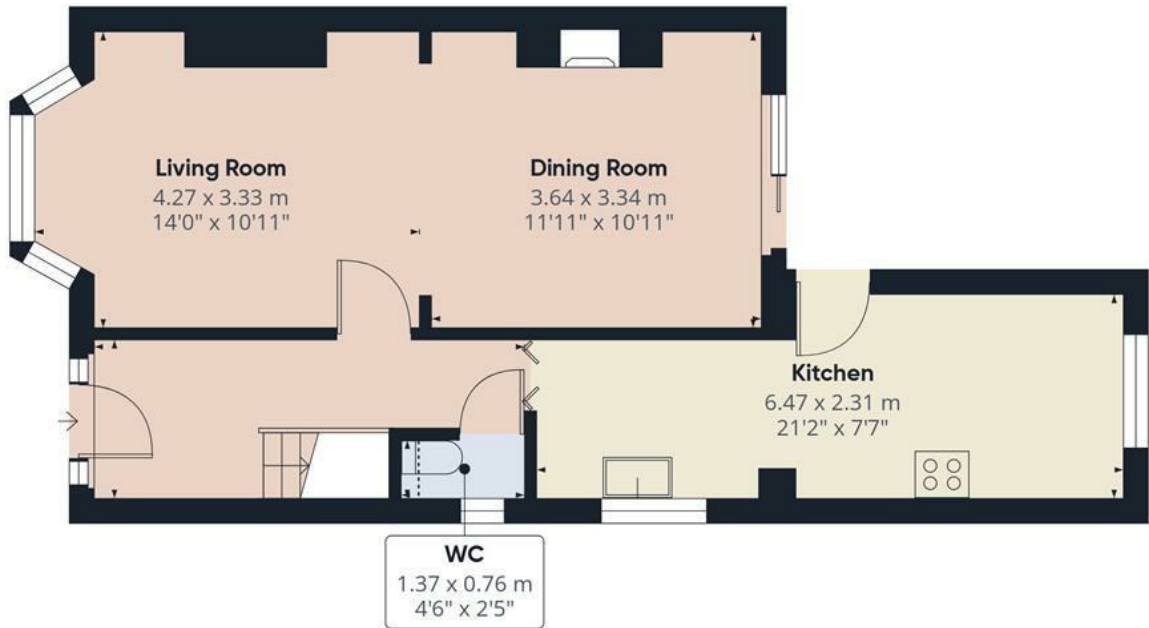
Situated in the desirable village of Rolleston-on-Dove, Staffordshire, the property benefits from a highly regarded local setting with a strong sense of community. The village offers a selection of everyday amenities including shops, pubs, a post office, and reputable primary schooling. There are scenic walks nearby, with access to the surrounding countryside and the popular Jinny Nature Trail. Rolleston is conveniently located for commuting, with easy access to Burton-upon-Trent, the A38, and wider road networks providing connections to Derby, Lichfield, and beyond.



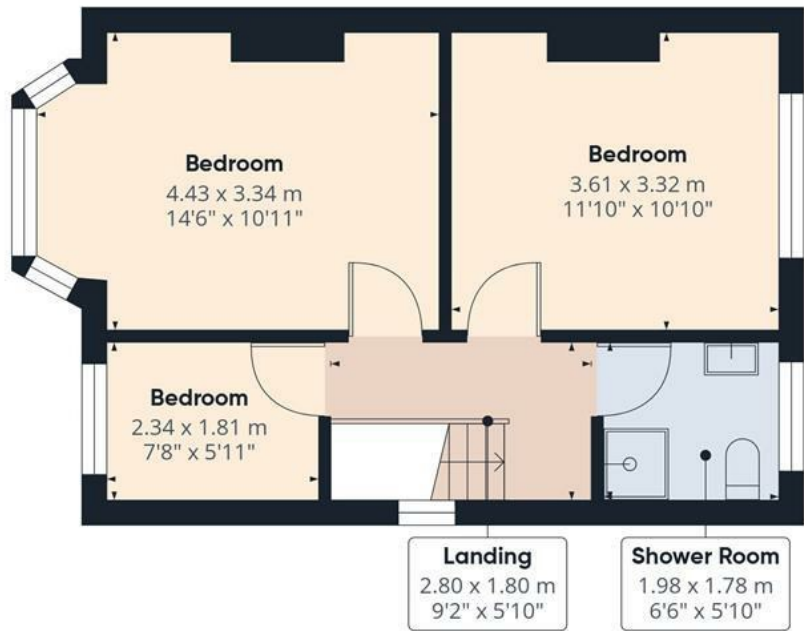








Floor 0



Floor 1

Approximate total area⁽¹⁾

82.9 m²
893 ft²

Reduced headroom

0.1 m²
1 ft²

(1) Excluding balconies and terraces

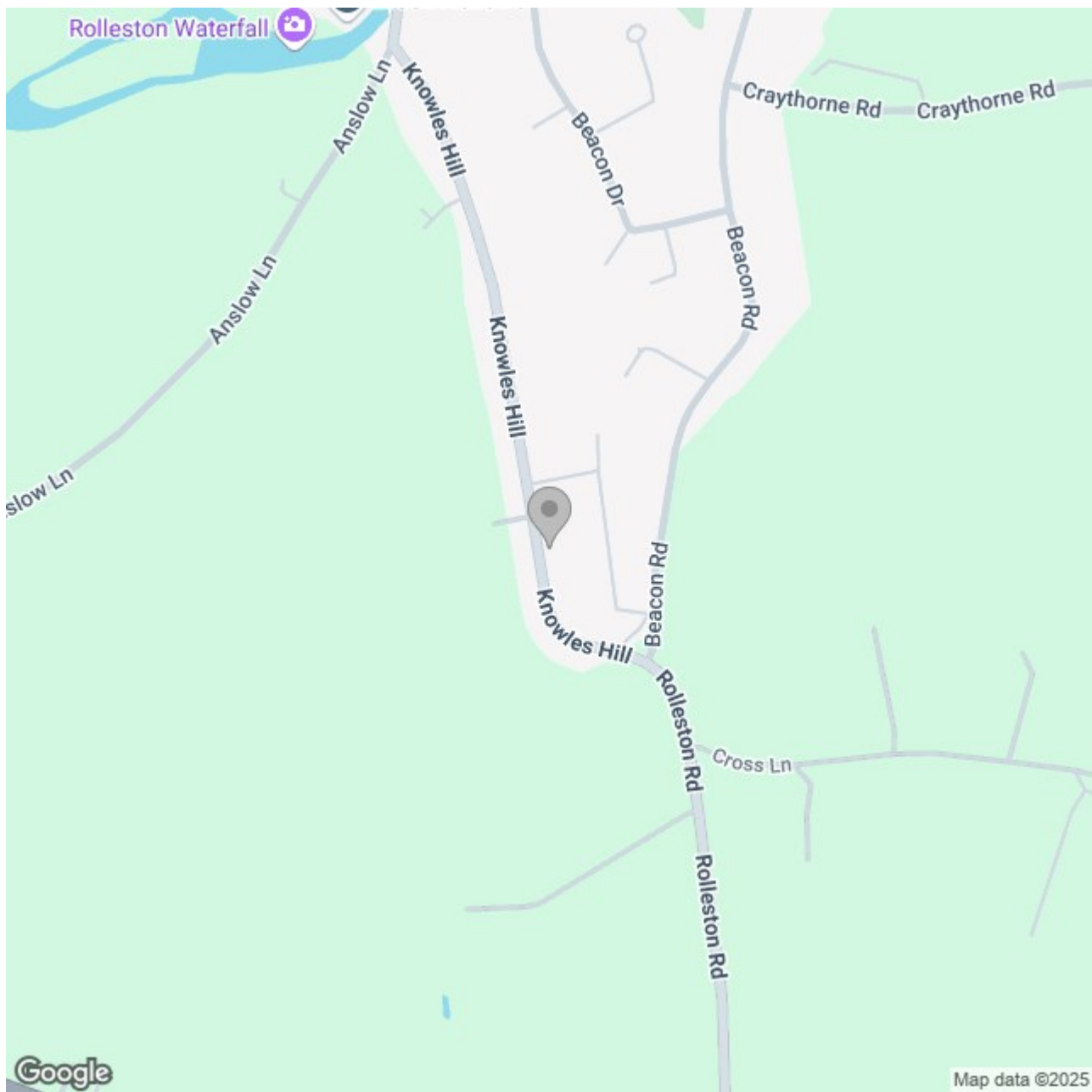
Reduced headroom

..... 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) 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