





A three-bedroom semi-detached home positioned within the desirable village of Rolleston-on-Dove, offering well-arranged accommodation with a spacious through lounge diner, a kitchen with garden access, and a family bathroom. The property benefits from both front and rear gardens, driveway parking, and a private rear aspect, all set in a popular and established residential area.



ABODE
SALES & LETTINGS

Accommodation

Ground Floor

The property is entered through a front door into a welcoming hallway with staircase rising to the first floor and access to the principal rooms. The full-length lounge diner stretches the depth of the home, enjoying a large window to the front and sliding patio doors to the rear, providing excellent natural light and a pleasant outlook over the garden. The kitchen is situated to the rear, fitted with a range of units and work surfaces, with space for appliances, a window overlooking the garden, and a door giving direct external access.

First Floor

To the first floor, a landing provides access to three bedrooms and the family bathroom. The two principal bedrooms are comfortable doubles, each with ample space and large windows — the first and second bedrooms offering rear-facing views over the garden, while the third bedroom is set to the front, making it ideal as a single room, study, or nursery. The family bathroom is fitted with a suite comprising a panelled bath, low-level WC, and wash hand basin, complemented by a rear aspect window.

Outside

To the front of the property is a driveway providing off-street parking, with a pathway leading to the entrance door. The rear garden offers a private and enclosed outdoor space, laid mainly to lawn with



planted borders, a paved seating area, and secure boundary fencing. Mature shrubs and trees provide a green and established setting, making it ideal for outdoor use and family enjoyment.

Location

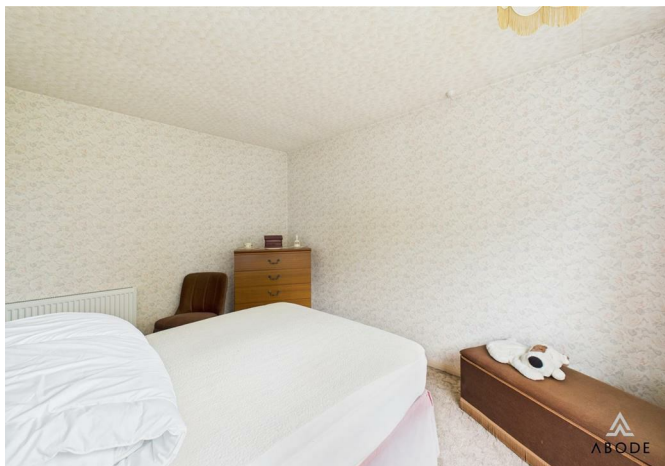
Rolleston-on-Dove is a highly regarded village in Staffordshire, well known for its welcoming community and scenic riverside setting. The village provides a range of amenities including convenience shops, traditional pubs,





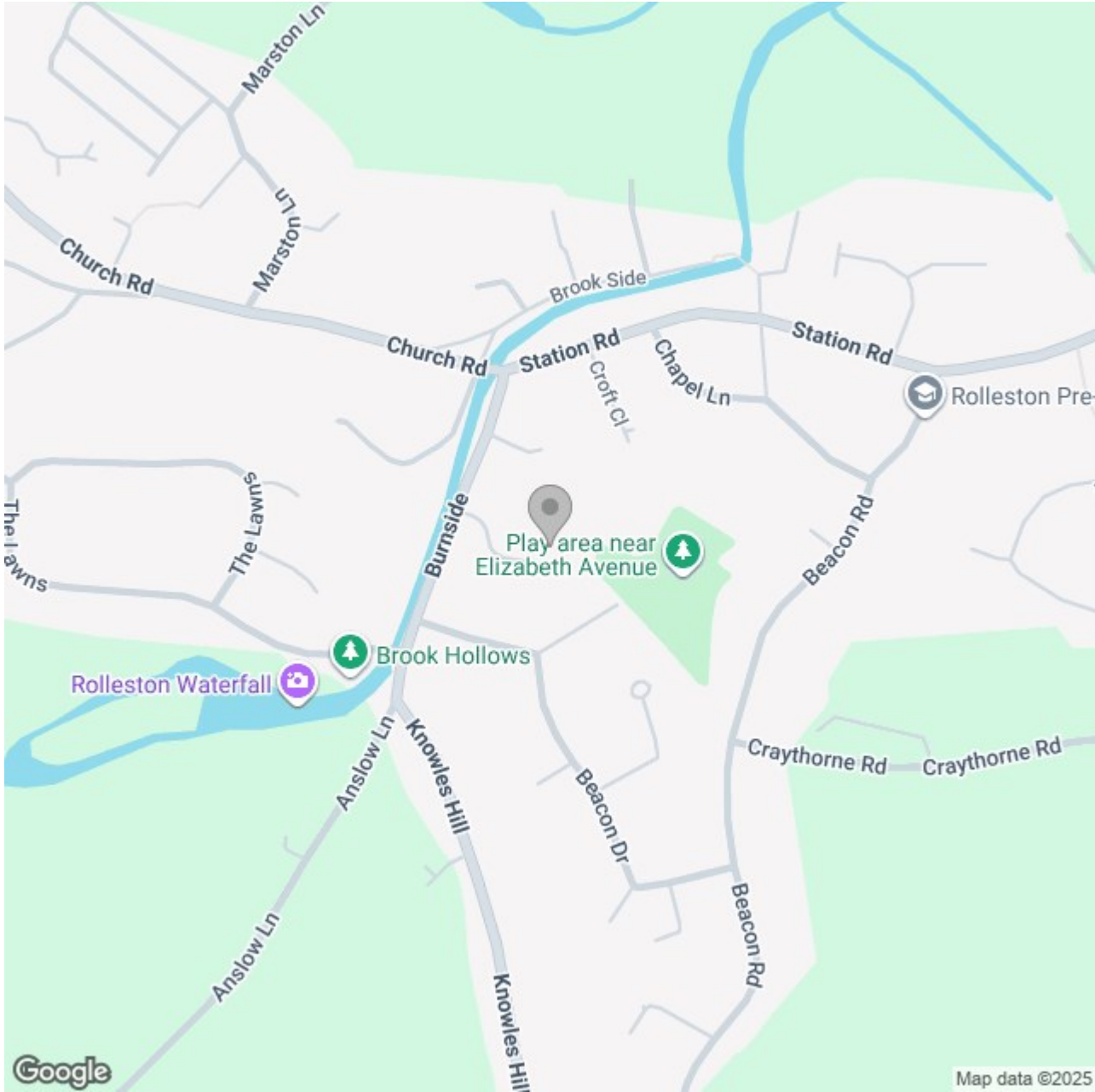


and a post office, alongside excellent primary schooling and nearby secondary schools. With attractive walking routes along the River Dove and surrounding countryside, the location balances village charm with practicality. The property is well placed for easy access to Burton upon Trent, the A38, and wider transport networks, making it a convenient choice for families and commuters alike.









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 