

Station Road

Rolleston-on-Dove, Burton-on-Trent, DE13 9AA



Stunning two bedroom detached character property in the sought after village of Rolleston-on-Dove. No upward chain.

£375,000

John German 

This stunning two bedroom detached character property is ready for its new owners to enjoy. Meticulously maintained and oozing with charm and style properties like this do not come along very often. Located in the much sought after village of Rolleston-on-Dove, this property is ideally located close to local schools, restaurants and countryside walks.

As you pull up to the home you will see the double driveway, the property is full of character features from the off with a beautiful front façade.

As you enter the property into the main hallway, you see the character features straight away with timber beams and windowsills.

The first reception room is located on the left hand side, this beautiful room benefits from a feature fireplace, timber beams and ornate windows.

The kitchen/dining room is located at the rear of the home and has access to the rear garden. This room features both under counter and overhead storage, neutral bright décor, a deluxe free standing oven/hob and benefits from lovely natural light.

The bathroom is located at the rear of the home, this immaculately presented bathroom consists of a bath, shower, WC and sink.

The first floor consists of two extra large bedrooms, both of them having lovely natural light and feature pitched ceilings with exposed timber beams and solid timber floor.

The rear gardens consist of a storage shed, mature gardens and patio area.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type:

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA26032024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



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Agents' Notes

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