





This beautifully presented two-bedroom detached character home offers a rare opportunity in the desirable village of Rolleston-on-Dove. The property has been carefully maintained and thoughtfully styled, showcasing a wealth of charm and character throughout, with exposed beams, timber finishes, and traditional features that immediately set it apart. Conveniently located close to local schools, restaurants, and countryside walks, it combines village living with excellent nearby amenities.



Accommodation

On arrival, the home presents an attractive frontage, with a driveway providing off-street parking. The character of the property is evident from the outset, with a charming façade that sets the tone for what lies within.

Stepping into the hallway, the period features make an immediate impression with exposed timber beams and detailed window sills. To the left, the first reception room offers a welcoming living space, complete with a feature fireplace, ornate windows, and exposed beams, creating a warm and inviting atmosphere.

To the rear, the kitchen diner provides a bright and versatile family space with both wall and base units, a freestanding oven and hob, and a layout that takes advantage of the natural light. A door from here gives direct access to the rear garden. Adjoining the kitchen is the bathroom, which is finished to a high standard with a modern three-piece suite including bath with shower over, wash hand basin, and WC.

The first floor is home to two generous double bedrooms, both offering impressive proportions. Each room enjoys excellent natural light, with pitched ceilings, exposed timber beams, and solid timber flooring, adding to the charm and character of the home.

Outside, the rear garden offers a private and established space with a patio area ideal for seating, a useful storage shed, and mature planting that enhances the setting.



Location

Rolleston-on-Dove is one of Staffordshire's most sought-after villages, offering an excellent balance of rural charm and modern convenience. The village is well-served with a range of everyday amenities including shops, cafés, traditional pubs, and restaurants, as well as highly regarded local schools. For those who enjoy the outdoors, the surrounding countryside and riverside walks provide plenty of opportunity for leisure, while transport links give easy access to Burton-on-Trent, Derby, and the A38, making it an excellent location for commuters.

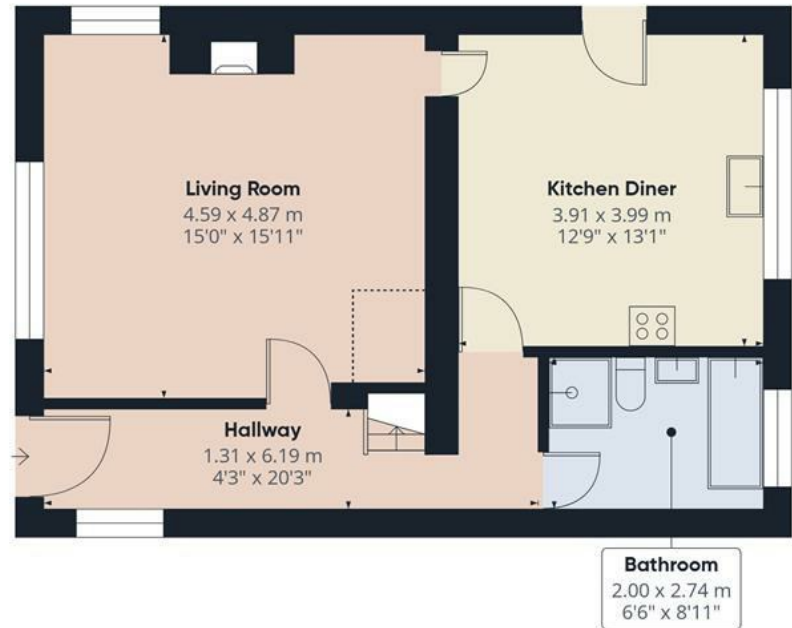




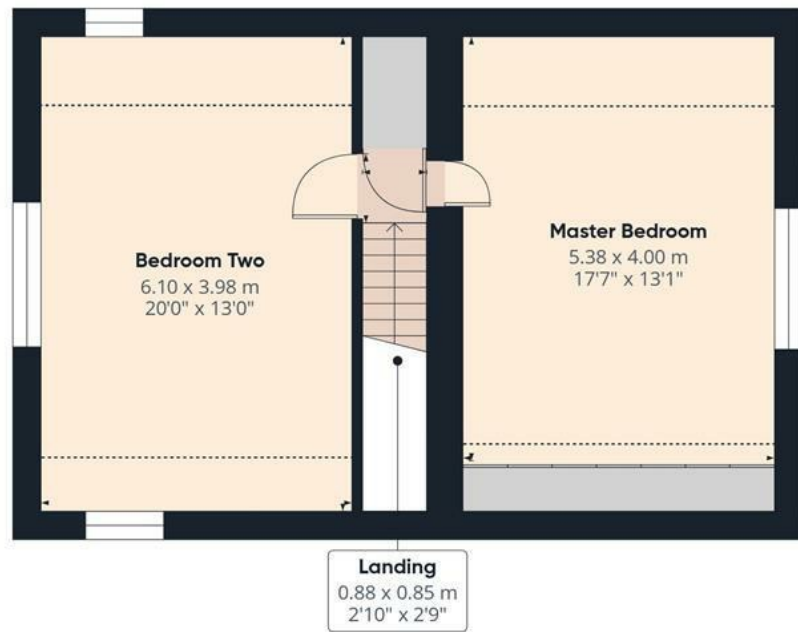








Floor 0



Floor 1

Approximate total area⁽¹⁾

101.8 m²

1096 ft²

Reduced headroom

11.3 m²

121 ft²

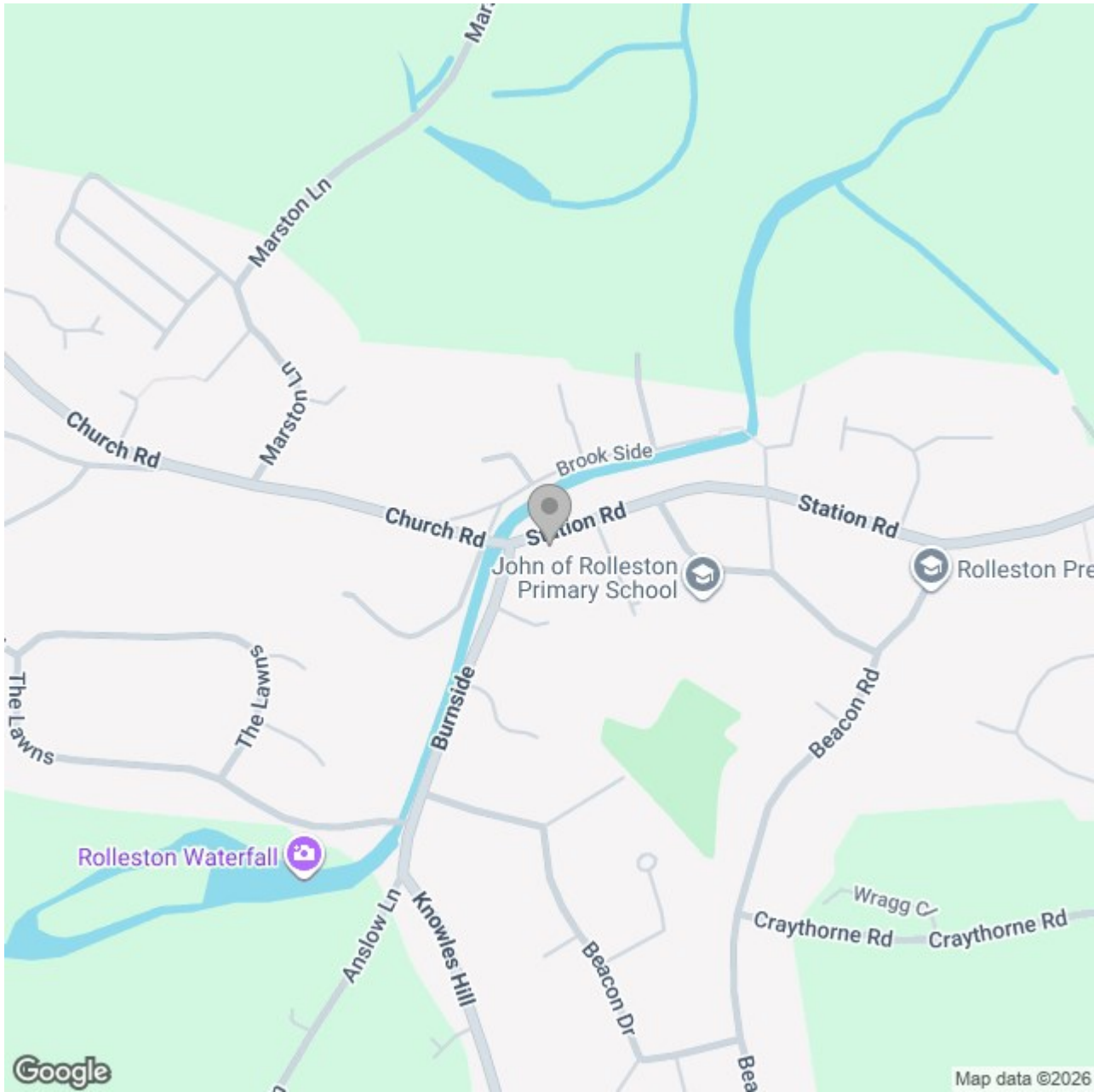
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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 	