





ABODE



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OFFERED FOR SALE WITH NO UPWARD CHAIN stands this beautifully presented three-bedroom semi-detached home situated in the sought-after village of Rolleston-on-Dove, enjoying uninterrupted views over open countryside to the front. The property features a welcoming entrance hallway, a bay-fronted living room with inset log-burning stove, a spacious dining room, a modern kitchen, ground floor WC, and a conservatory offering additional living space. To the first floor are three well-proportioned bedrooms and a contemporary family bathroom. Outside, the home benefits from off-street parking, a landscaped front garden, and a generous rear garden with decking, lawn, and a useful garage. Located close to village amenities, schooling, and countryside walks, this home offers a superb balance of rural outlook and everyday convenience.



## Accommodation

### Ground Floor

Entry is through a traditional front entrance door set within an arch, opening into a bright and welcoming hallway with wood-effect flooring, modern décor, and stairs rising to the first floor. To the front of the property, the living room enjoys a generous bay window with elevated views over open countryside, complemented by a modern inset log-burning stove and tasteful interior styling. An opening leads into the dining room, which provides a spacious setting for family dining or entertaining, featuring a decorative fireplace and sliding door opening into the conservatory. The conservatory offers a flexible additional reception space, currently used as a playroom, with glazed panels and double doors leading out to the rear garden. The modern kitchen is fitted with a comprehensive range of wall and base units with wood-effect worktops, tiled splash backs, an integrated oven with gas hob and stainless steel extractor hood, plumbing for white goods, and dual-aspect windows allowing in plenty of natural light. A ground floor WC is accessed off the hallway, neatly tucked beneath the staircase.

### First Floor

Upstairs, the landing leads to three well-proportioned bedrooms and a modern family bathroom. The principal bedroom is a spacious double positioned at the front of the home, featuring a wide bay window with stunning, uninterrupted views over rolling countryside. This room includes space for wardrobes and a contemporary colour scheme. The second bedroom is another double, situated at the rear of the



property with ample floor space and a pleasant garden outlook. The third bedroom is a well-sized single, ideal for a child's room or study, and again enjoys open field views to the front. The family bathroom has been updated with a clean, modern finish and includes a three-piece suite with a panelled bath with rainfall shower and glass screen, vanity unit with wash basin, and low-level WC, all set against stylish tiled walls.

### Outside

The property occupies a generous plot with a beautifully







maintained frontage, featuring a shaped lawn, well-kept hedging, and a block-paved driveway offering off-street parking. Gated access leads to the rear garden, which is fully enclosed with timber fencing and offers a superb space for family living and entertaining. The rear garden comprises a raised timber decked seating area directly outside the conservatory, a central lawn, and a concrete pathway leading to a substantial outbuilding currently used as a shed/workshop. The garden benefits from a high degree of privacy and is attractively landscaped with minimal maintenance required.

#### Location

Positioned in the ever-popular village of Rolleston-on-Dove, the property enjoys a semi-rural outlook with direct views over open fields. The village itself offers a variety of amenities including a convenience store, local pubs, a primary school, and a strong sense of community. It is ideally placed for access to nearby Burton-on-Trent and has excellent road links to the A38 and beyond, making it ideal for commuters. With countryside walks on the doorstep and a peaceful yet accessible setting, this property offers the best of both worlds.







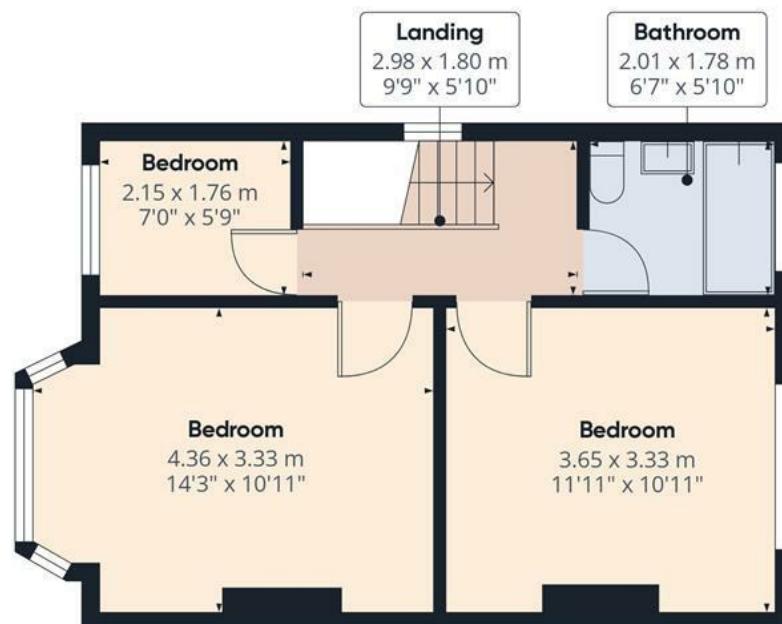




Approximate total area<sup>(1)</sup>

85.91 m<sup>2</sup>  
924.73 ft<sup>2</sup>

Reduced headroom  
0.24 m<sup>2</sup>  
2.57 ft<sup>2</sup>



(1) Excluding balconies and terraces

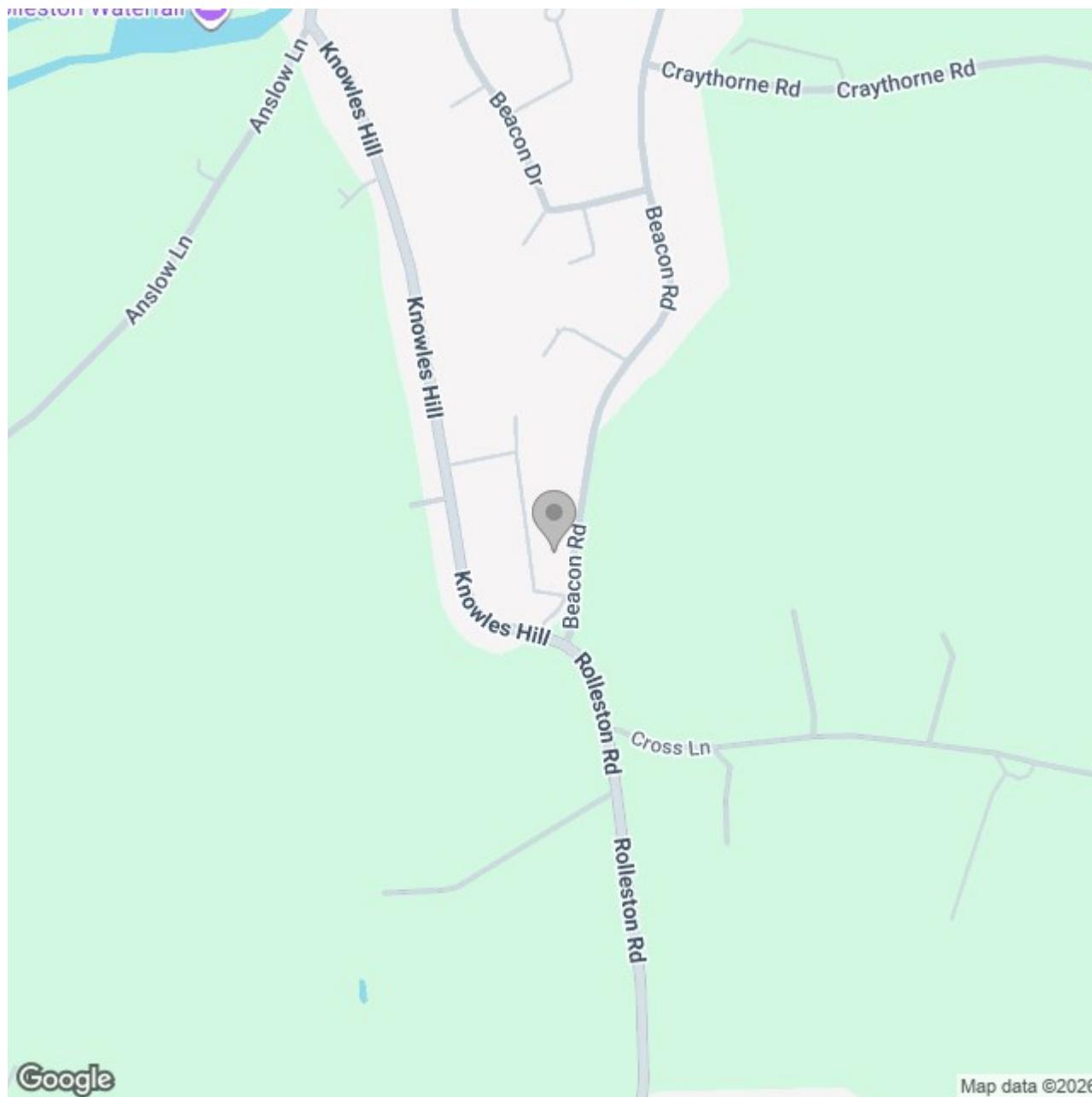
Reduced headroom  
..... Below 1.5 m/5 ft

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	