



Offers In The Region Of £400,000

4 Bedroom Detached House for sale

69 Beacon Road, Rolleston-on-Dove, Burton-on-Trent



**EweMove**  
SALES AND LETTINGS



## Overview

ENQUIRE VIA OUR EWEMOVE WEBSITE to view this stunning family home nestled in the picturesque village of Rolleston-on-Dove. This home offers a lifestyle of comfort, style, and views of grazing sheep in the neighbouring fields.



## Key Features

- Contemporary Open Plan Kitchen/Dining/Family Room
- Bi-Fold Doors To Rear
- Stunning Rural Views
- Master Bedroom With Fitted Wardrobes
- Contemporary Ensuite Shower Room
- Three Further Bedrooms & Family Bathroom
- Potential For Loft Conversion
- Ample Parking & Integral Garage
- Sought After Village
- CHAIN FREE!







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As you approach, the expansive driveway and integral garage provide ample parking space for you and your guests. Step through the charming timber porch into the spacious lounge, where wood flooring and a large window allows natural light to dance throughout the room. A turning staircase leads gracefully to the first floor, while a convenient guest WC awaits nearby.

Prepare to be captivated by the heart of this home - the impressive open plan kitchen/dining/living space. Designed with modern family life in mind, this area is perfect for both intimate gatherings and lively entertainment. The kitchen boasts sleek base and eye level units, complemented by integrated appliances and spotlights, while bi-folding doors seamlessly connect indoor and outdoor living. Step onto the terrace and behold the sweeping views of the countryside beyond.



Upstairs, discover four inviting bedrooms, each offering its own unique charm. The master suite is a haven of tranquillity, featuring expansive mirrored wardrobes and a luxurious ensuite shower room. Three additional bedrooms share a well-appointed family bathroom, ensuring comfort and convenience for the entire family.

For those in need of extra storage, the loft with loft ladder access provides the perfect solution.

Outside, the rear gardens are a true oasis, with a paved terrace, lush lawns, and enchanting views of grazing sheep in the neighboring fields.

This remarkable property is ideally positioned at the heart of Rolleston on Dove, a village brimming with character and amenities that are just a leisurely stroll away. Immerse yourself in the local culture with visits to beloved pubs like the Spread Eagle and Jinnie Inn, the timeless St. Mary's church, a well-equipped Co-op, a cherished butcher's shop, and the charming cricket club. Everything you need is within reach, including the highly-regarded John of Rolleston Primary and De Ferrers Academy.

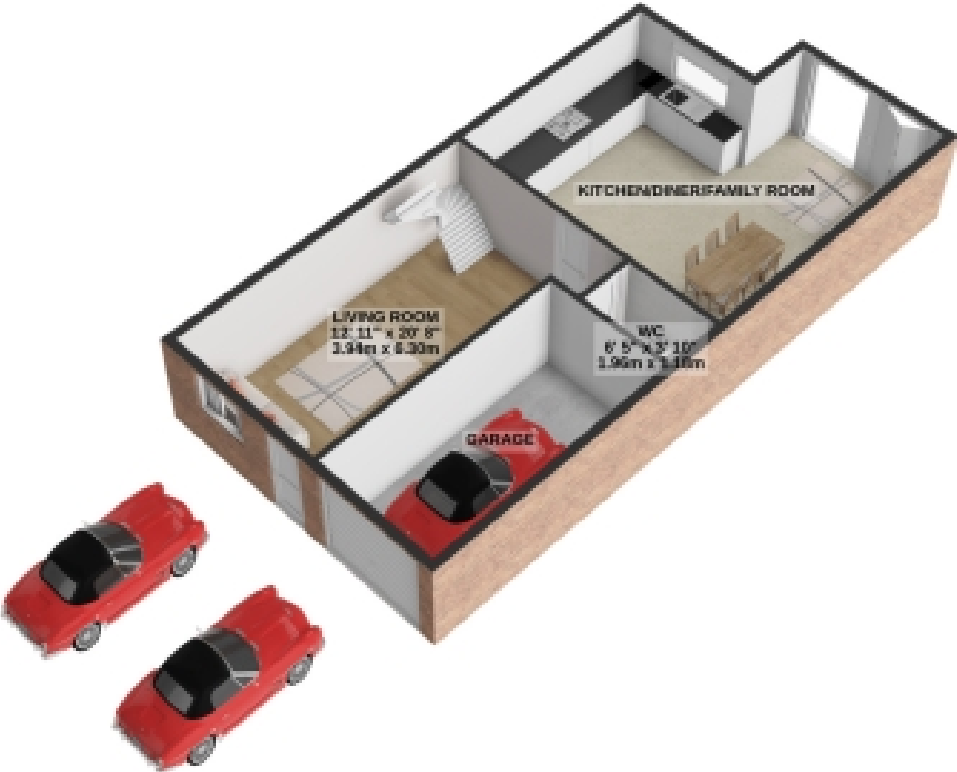
For those eager to explore, the historic village of Tutbury beckons, boasting the enchantment of Tutbury Castle, cozy cafes, and traditional country pubs. Essential services like opticians, dentists, and a general store ensure a convenient and fulfilling lifestyle.

Situated perfectly for commuter ease, the village offers swift access to major roads like the A38 and A50, connecting you to Derby, Birmingham, and Nottingham. Rail travel is at your fingertips from nearby Hatton and Burton, and the allure of the East Midlands and Birmingham International airports is just a leisurely drive away.

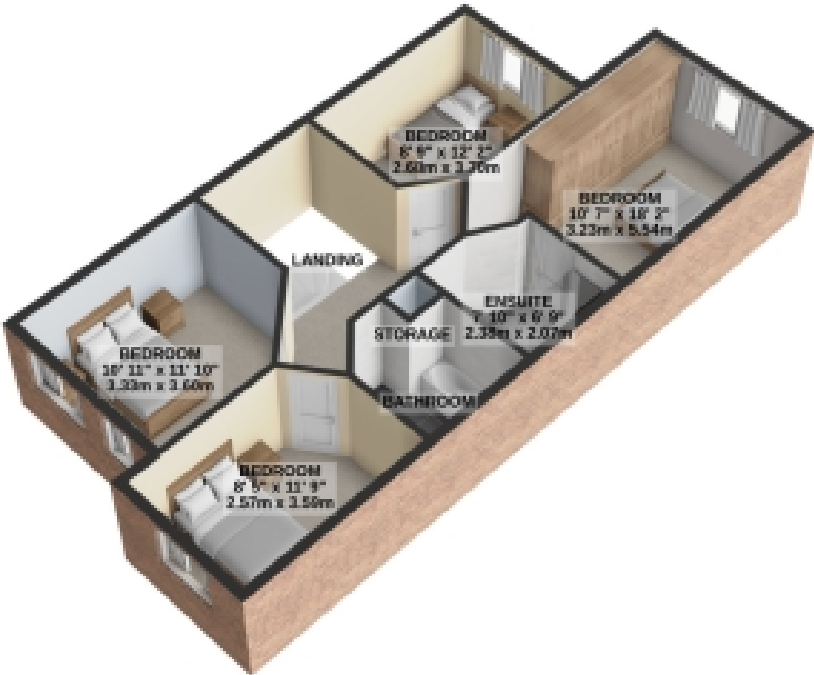
Don't miss your chance to make this idyllic family retreat your own. Schedule a viewing today and start living the dream!

# Floorplans

GROUND FLOOR  
741 sq.ft. (68.9 sq.m.) approx.



1ST FLOOR  
701 sq.ft. (65.1 sq.m.) approx.



TOTAL FLOOR AREA : 1442 sq.ft. (134.0 sq.m.) approx.

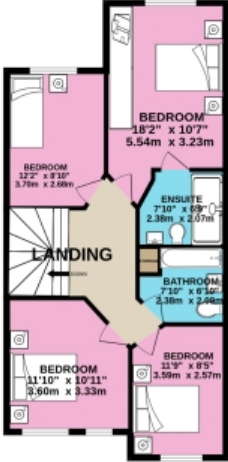
For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
Made with Metropix © 2024

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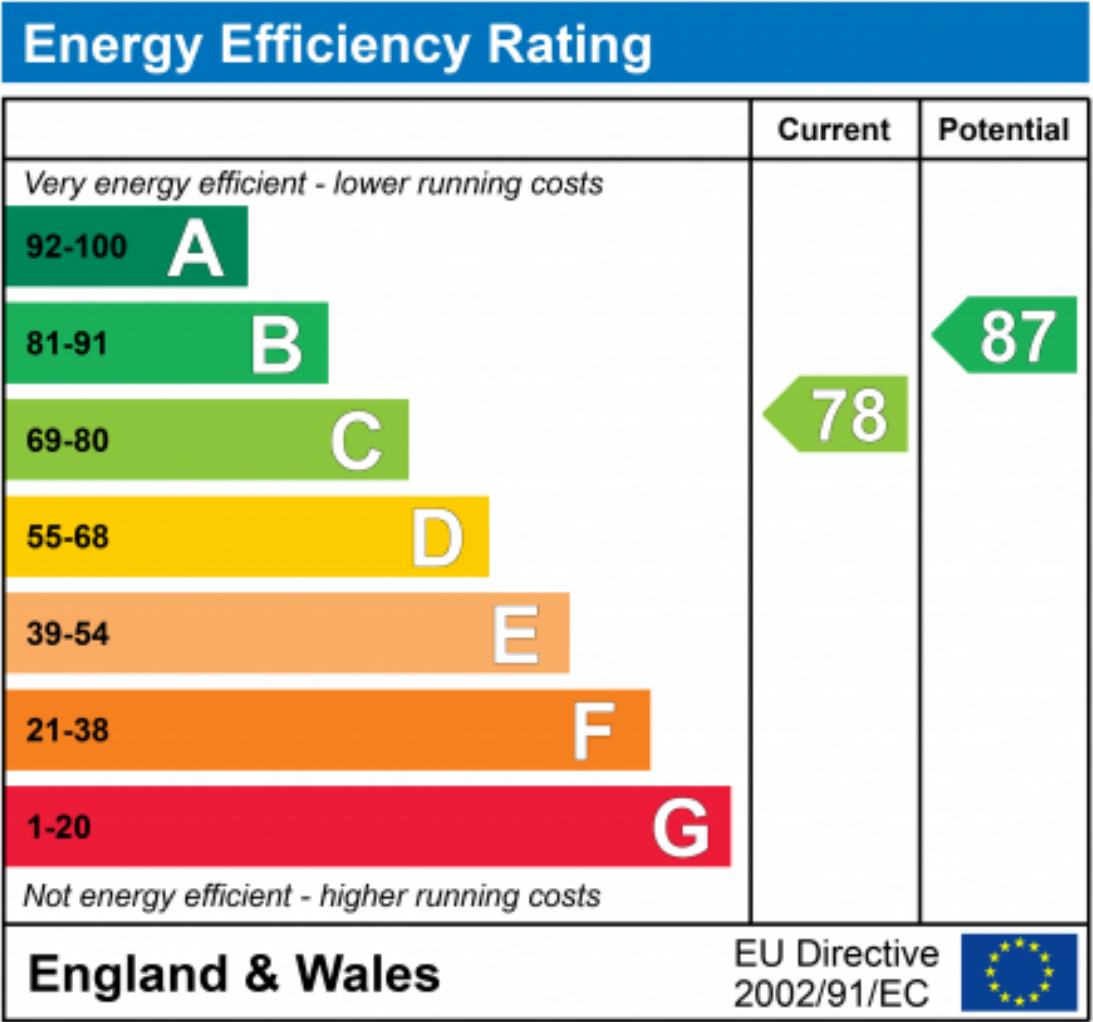
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