



Offers In Excess Of £675,000

5 Bedroom Detached House for sale

4 SHERHOLT ROAD, ROLLESTON-ON-DOVE, BURTON-ON-TRENT



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## Overview

Nestled in the highly sought-after village of Rolleston-on-Dove, this exceptional five-bedroom family home offers a stylish and spacious interior, perfect for large families.



## Key Features

- Exceptional village home
- Amazing Open Plan Kitchen/Dining/Living Room
- Outstanding Interior
- 5 Bedrooms, 2 Ensuites & Family Bathroom
- Extensive Drive & Detached Double Garage
- South Facing Garden
- Electric Car Charging Point.
- EPC Rating B. Council Tax Band F
- Close To Local Amenities
- Excellent Commuter Links









## Stunning Family Home in the Heart of Rolleston-on-Dove

Nestled in the highly sought-after village of Rolleston-on-Dove, this exceptional five-bedroom family home offers a stylish and spacious interior, perfect for large families.

An expansive driveway, offering ample off-road parking leads to a spacious detached double garage.

A grand entrance, where a welcoming reception hallway sets the tone for the impressive interiors. The ground floor boasts two well-proportioned reception rooms. The elegant lounge, bathed in natural light from a deep bay window, has a cosy yet sophisticated atmosphere. Across the hallway, a versatile study/play room offers a tranquil workspace or an additional family room, also benefitting from a charming bay window.



The heart of the home is a spectacular open-plan kitchen, dining, and living area. Designed for modern family life, this space features soaring ceilings and a beautifully appointed kitchen, complete with shaker style cabinets, a central island, and integrated appliances, including a gas hob, extractor, twin ovens, two fridges, and freezers, dishwasher and wine cooler. A large window above the sink provides views over the rear garden, while a generous dining area and comfortable living space offer the perfect setting for entertaining. Expansive bi-fold doors open onto the rear garden, seamlessly blending indoor and outdoor living.

A separate utility room provides extra storage and appliance space, with direct access to a guest WC.

The first-floor galleried landing leads to five generously sized bedrooms, each offering comfort and style.

The master suite features two sets of fitted wardrobes, front-facing views, and a luxurious ensuite with twin wash basins, a bath, and a shower.

The second bedroom rivals the master in size and grandeur, complete with fitted wardrobes, a dedicated dressing area, and a beautifully appointed ensuite shower room.

The third bedroom also enjoys an ensuite shower room and lovely front-facing views.

Bedrooms four and five are spacious doubles, sharing a well-appointed family bathroom with both a bath and a separate shower.

The rear garden is designed for both relaxation and entertainment, featuring a decked seating area and a paved terrace-ideal for al fresco dining. With ample space for children to play and adults to unwind.

This remarkable residence 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

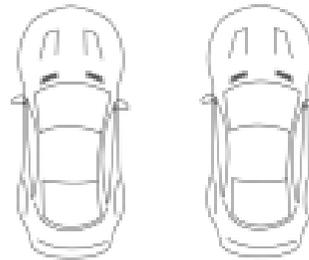
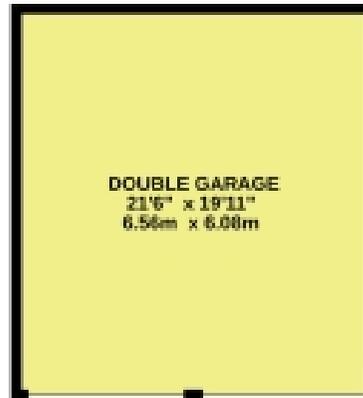
roads like the A38 and A50, connecting you to Derby, Birmingham, and Nottingham. Rail travel is at your fingertips from nearby Hatton and Burton, and the allure of the East Midlands and Birmingham International airports is just a leisurely drive away.

This remarkable family home effortlessly combines elegance, space, and practicality in a prime village location. Don't miss the opportunity to make it yours!

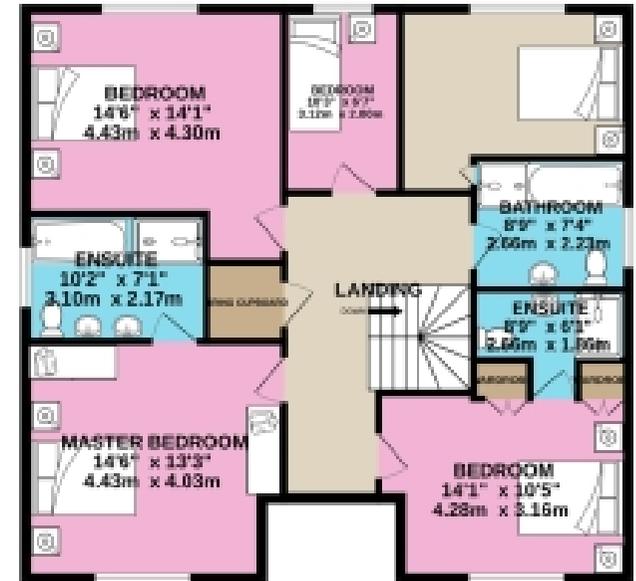
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# Floorplans

**GROUND FLOOR**  
1487 sq.ft. (138.2 sq.m.) approx.



**1ST FLOOR**  
1042 sq.ft. (96.8 sq.m.) approx.

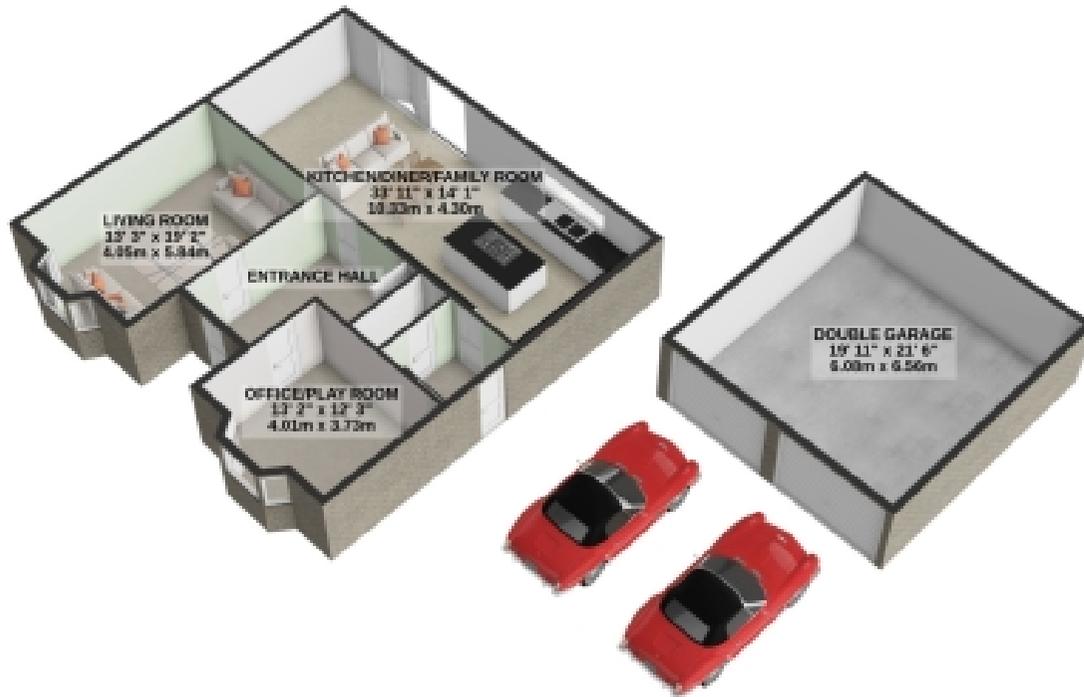


**TOTAL FLOOR AREA : 2529 sq.ft. (234.9 sq.m.) approx.**

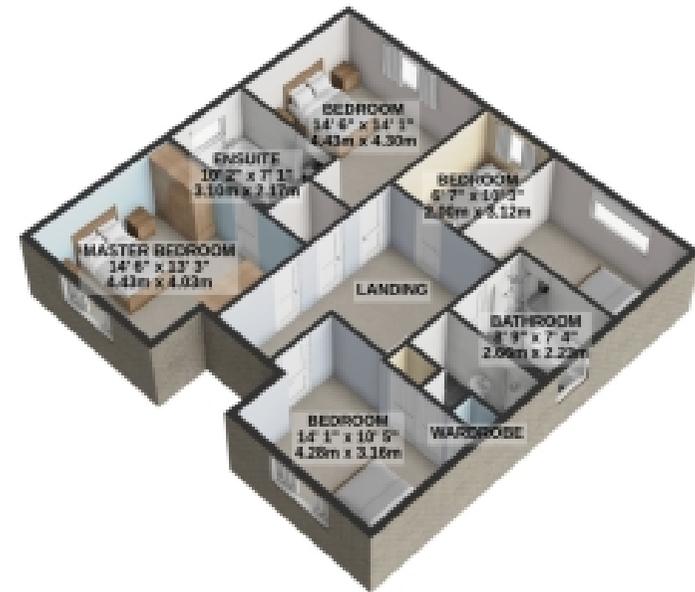
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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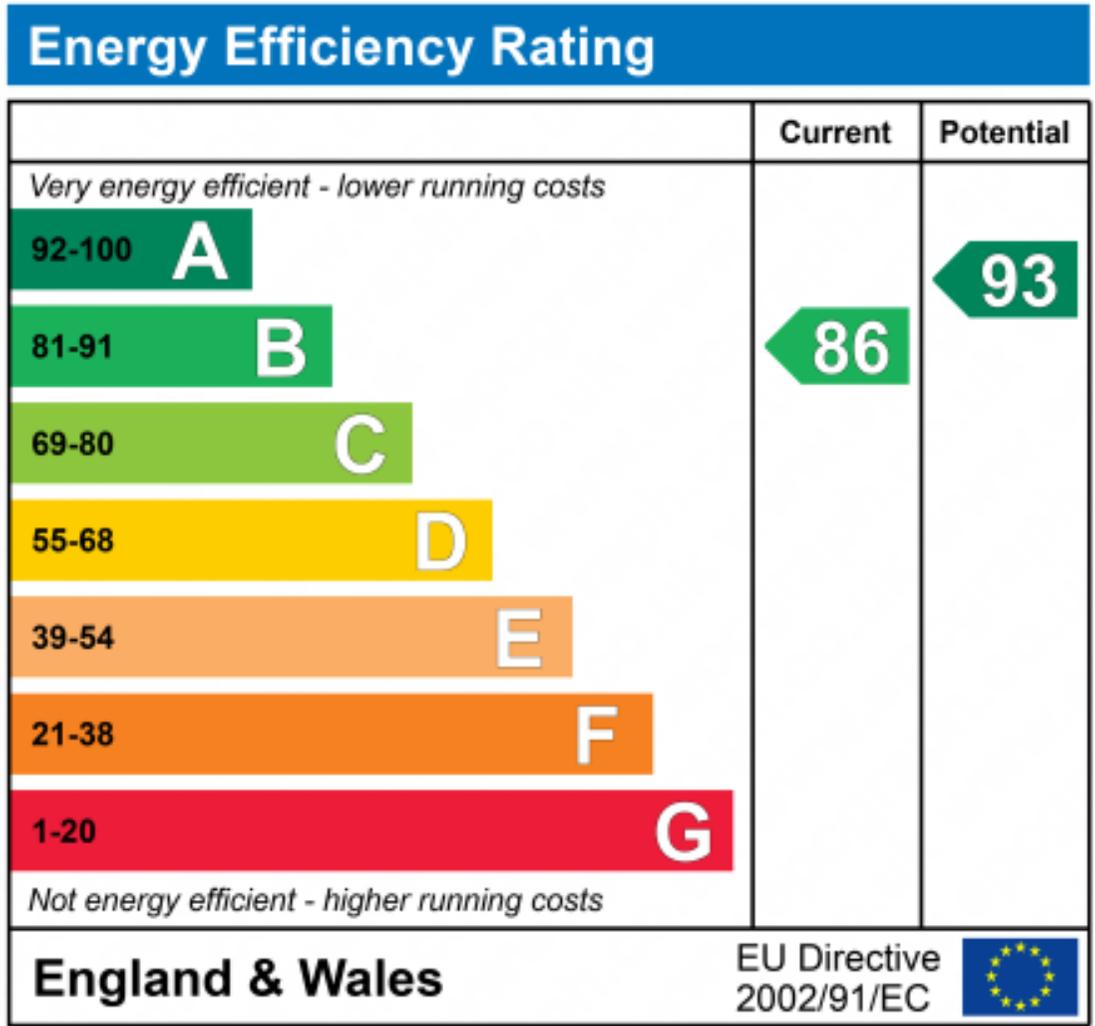
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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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