



£450,000

4 Bedroom Detached House for sale
4 Meadow Fields, Rolleston-On-Dove



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SALES AND LETTINGS



Overview

BOOK YOUR VIEWING VIA OUR EWEMOVE WEBSITE OR CALL US 24/7! Are you craving that open plan kitchen/dining living space? Then look no further! Located in this highly desirable village, this stunning family home is not to be missed. VIEWING ESSENTIAL!



Key Features

- SHOW HOME CONDITION!
- Stunning Family Home
- Contemporary Open Plan Kitchen/Diner/Family Room
- Master Bedroom With En-suite
- Private Driveway & Garage To Rear
- Sought After Village Location
- Close to Excellent Local Amenities
- Call NOW 24/7 or book instantly online to View





The property has an attractive front garden with a lovely open view to the front. Step inside and you will find a cosy living room and a stunning open plan kitchen/dining/family area with bifold doors opening out to a private rear garden.

The contemporary kitchen is fully fitted with integrated appliances including a four ring gas hob with extractor over, integrated fridge/freezer, eye level double oven and dishwasher. There is also a utility cupboard as well as a spacious wc.

To the first floor, an open landing leads to three double bedrooms with the master benefiting from having an en suite. The fourth bedroom is a single and is currently being used as a home office. There is also a modern family bathroom.

Side access leads to a private driveway with a detached single garage.



Set to the heart of the charming and desirable village of Rolleston on Dove, a range of amenities lie within walking distance of the property to include popular pubs the Spread Eagle and Jinnie Inn, St Mary's church, a Co-op, butchers, cricket club and post office.

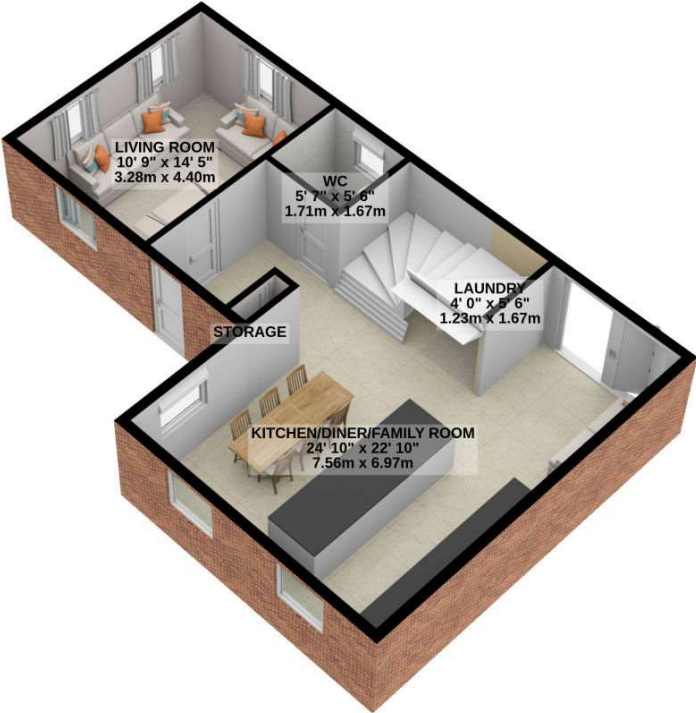
The property lies within the catchment for John of Rolleston Primary and De Ferrers Academy.

Further amenities are available within the local historic village of Tutbury, home to Tutbury Castle, an array of cafes and country pubs, an opticians, dentists and a general store.

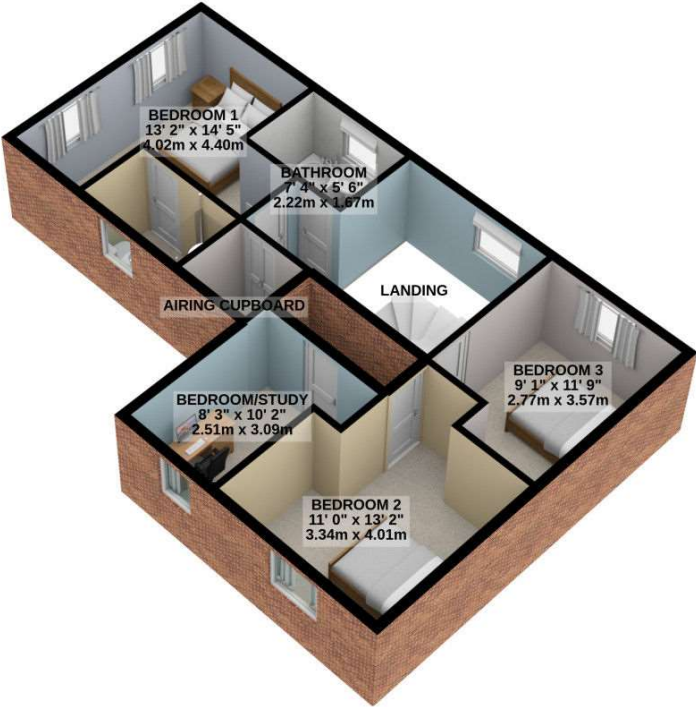
The village is well placed for commuter travel along the A38 and A50 to local areas such as Derby, Birmingham and Nottingham. Rail travel is readily available from nearby Hatton (to Derby) and Burton (to Birmingham) and the International airports of East Midlands and Birmingham are also both within an easy drive.

Floorplans

GROUND FLOOR
659 sq.ft. (61.3 sq.m.) approx.



1ST FLOOR
635 sq.ft. (58.9 sq.m.) approx.

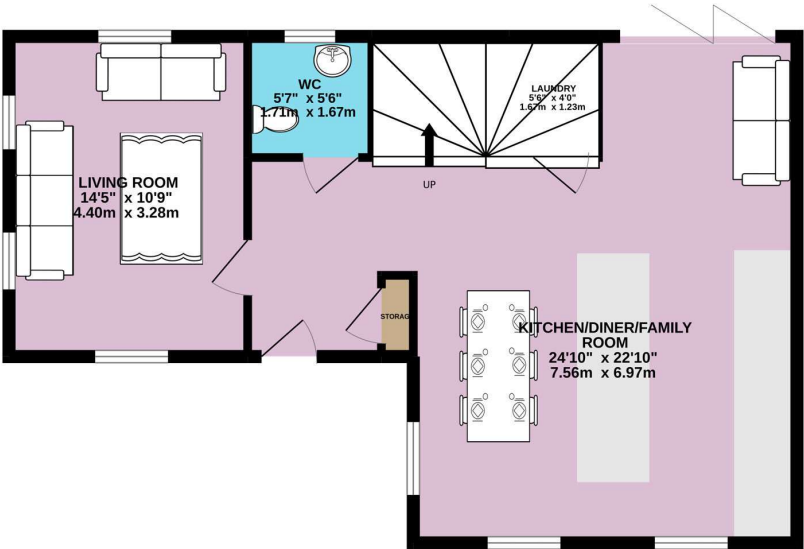


TOTAL FLOOR AREA : 1294 sq.ft. (120.2 sq.m.) approx.

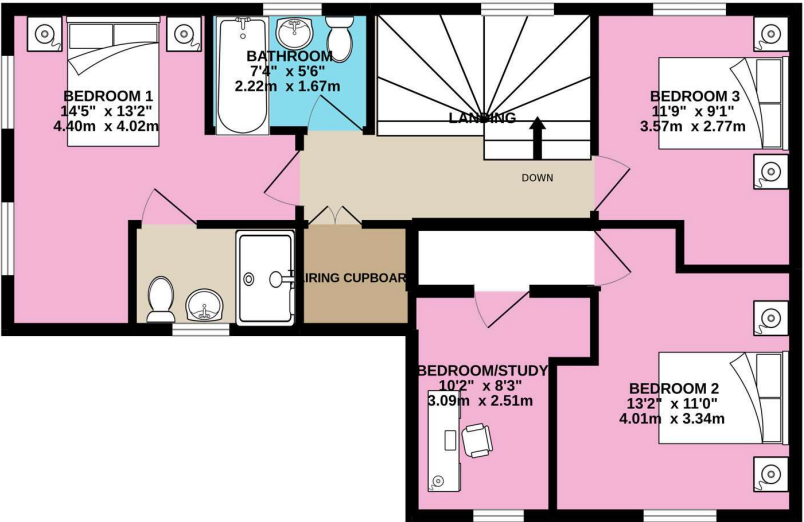
For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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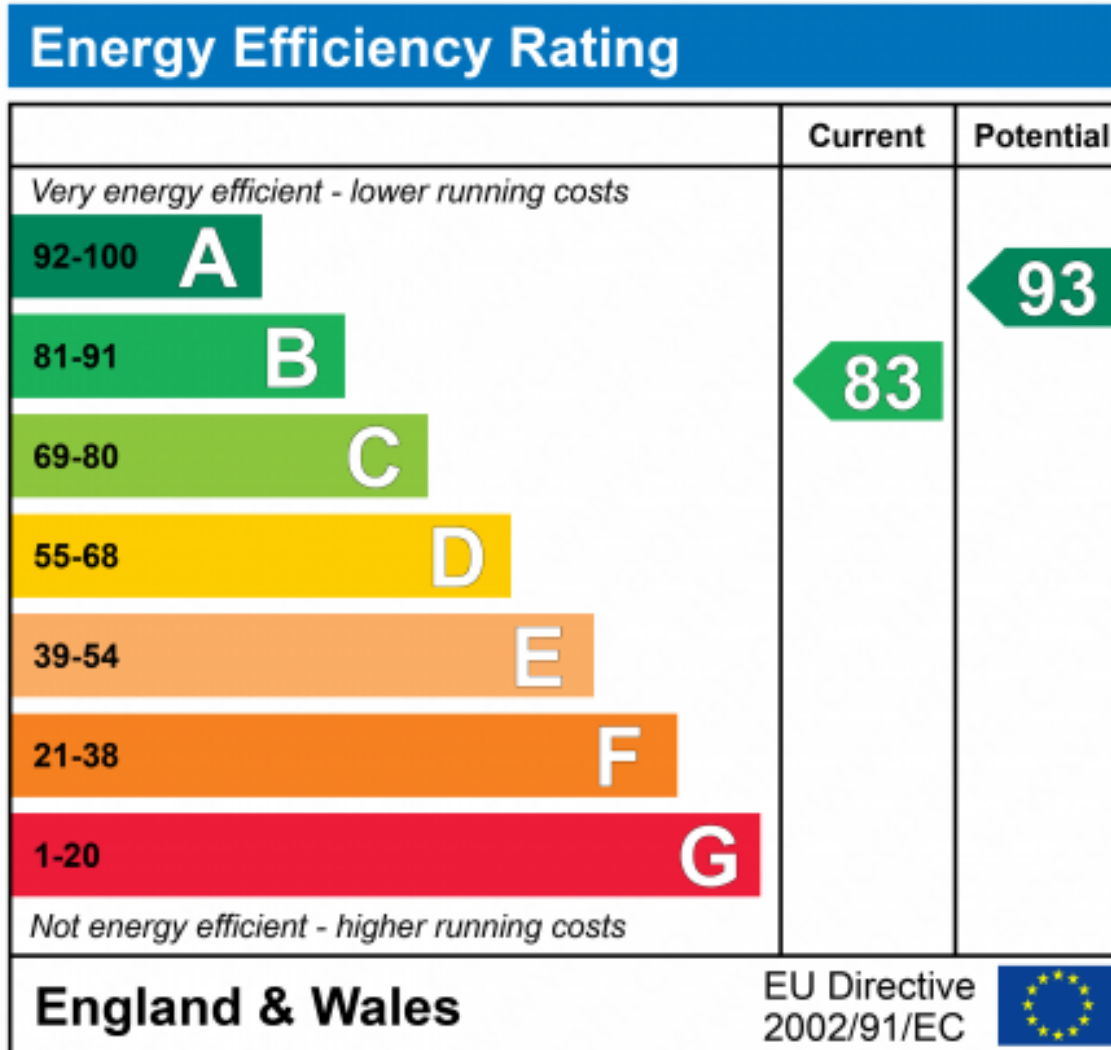
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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