



£185,000

2 Bedroom Cottage for sale

Poppy Cottage Station Road, Rolleston-On-Dove



EweMove
SALES AND LETTINGS



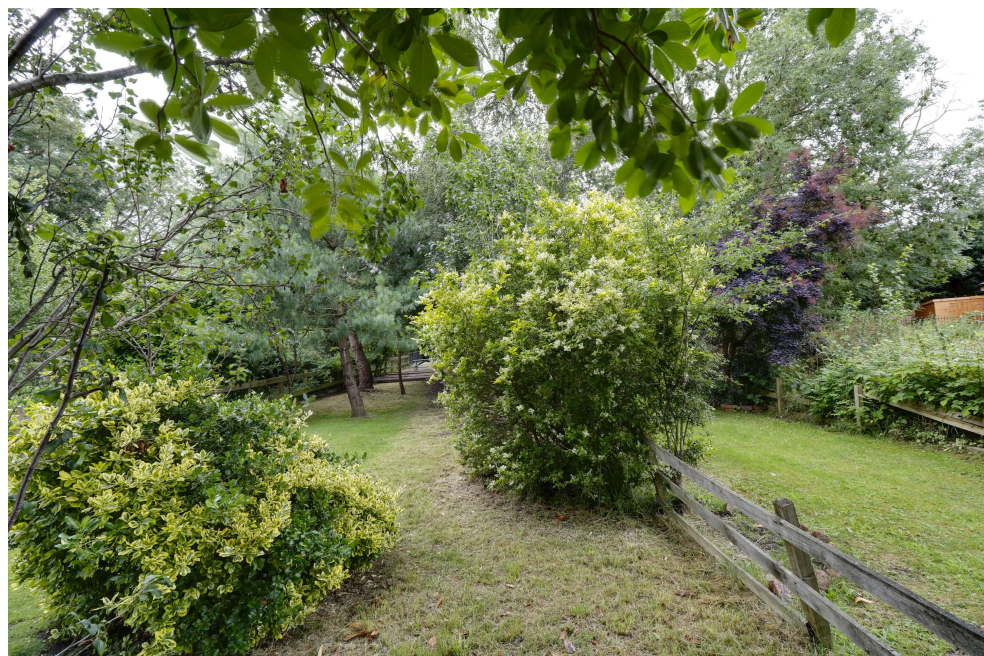
Overview

BOOK ONLINE VIA OUR EWEMOVE WEBSITE OR CALL US 24/7. Welcome to your dream cottage in the sought-after village of Rolleston On Dove! This charming property is a haven for first-time buyers, offering a delightful blend of character and modern comforts. This home truly deserves an internal inspection.



Key Features

- Charming Character Cottage - Chain Free!
- Never-Ending Garden!
- Private Parking To Rear
- Some Cosmetic Improvements Required
- Two Double Bedrooms
- Lounge With Log Burner
- Close to Local Schools
- Close to Excellent Local Shops
- Close to Excellent Local Transport Links
- Call NOW 24/7 or book instantly online to View





Nestled in the heart of the popular village of Rolleston on Dove, this character cottage exudes a warm and welcoming ambiance. Step inside and discover a wealth of delightful features that make this home truly special.

As you enter, a cozy living room awaits, complete with a captivating feature log burner, perfect for creating a snug atmosphere during colder evenings. The country-style fitted kitchen is both functional and aesthetically pleasing, featuring an integrated oven, gas hob, ample space for a fridge/freezer, and plumbing for a washing machine. Additionally, a family bathroom with retro fittings completes the ground floor.

Make your way upstairs to find two double bedrooms, each providing a tranquil retreat from the outside world. The second bedroom conveniently houses the boiler in an over-stairs cupboard, optimizing space and practicality.

Outside, the property offers off-road parking, a valuable asset for any homeowner. The long-established cottage garden is a true delight, basking in the sunshine with its southerly aspect. It provides ample space to relax, entertain, and revel in the idyllic and peaceful surroundings.



Situated in the heart of the charming and desirable village of Rolleston on Dove, this home enjoys easy access to an array of amenities just a short stroll away. Indulge in the inviting atmosphere of popular pubs such as the Spread Eagle and Jinnie Inn, immerse yourself in the local community with St Mary's church, and benefit from everyday convenience with the nearby Co-op, butchers, cricket club, and post office.

For families, the property is within the catchment area for the esteemed John of Rolleston Primary and De Ferrers Academy, ensuring an excellent educational experience for your children.

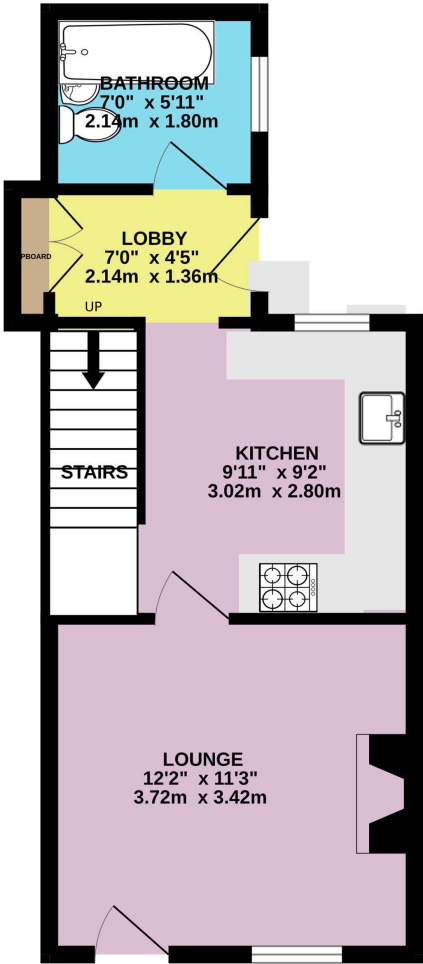
Additional amenities can be found in the historic village of Tutbury, a short distance away. Discover the captivating Tutbury Castle, relax in charming cafes, and savour the hospitality of country pubs. The village also offers opticians, dentists, and a general store, catering to all your daily needs.

Commuter travel is a breeze from Rolleston on Dove, with convenient access to the A38 and A50, connecting you to nearby cities such as Derby, Birmingham, and Nottingham. If you prefer rail travel, the nearby Hatton and Burton stations provide easy access to Derby and Birmingham respectively. For international travel, the East Midlands and Birmingham airports are within a comfortable drive.

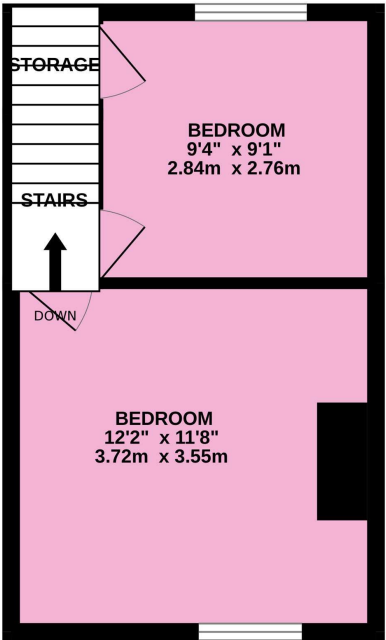
Don't miss the opportunity to make this charming cottage your own. Book your viewing today and prepare to fall in love with this idyllic village retreat.

Floorplans

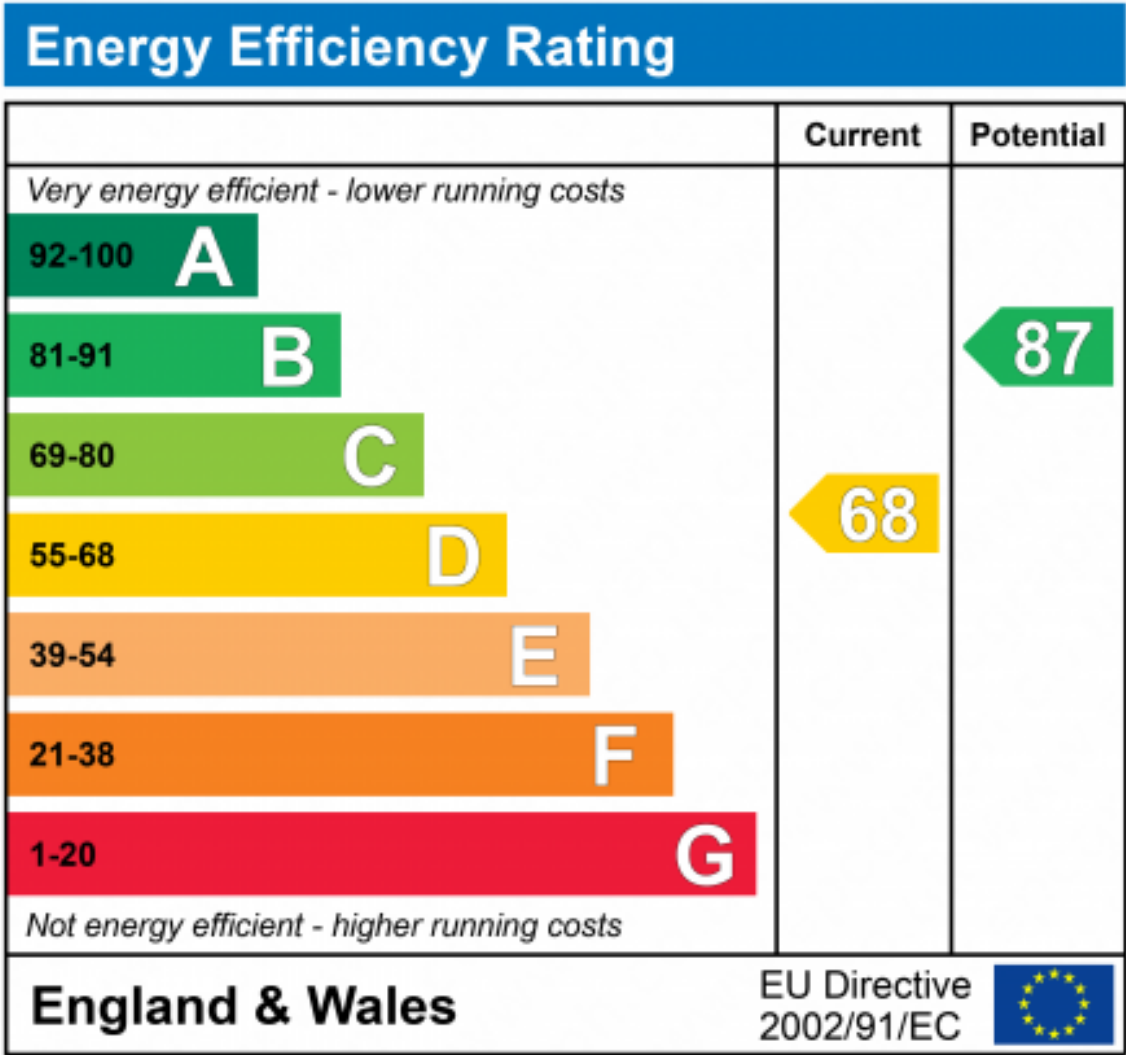
GROUND FLOOR



1ST FLOOR



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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