



Guide Price £375,000

4 Bedroom Detached House for sale

12 Dovecliff Road, Rolleston-on-Dove, Burton-on-Trent



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## Overview

ENQUIRE VIA OUR EWEMOVE WEBSITE to view this exceptional period residence offering expansive living, situated in the coveted village of Rolleston-on-Dove. This remarkable property caters to the needs of a large family or property investor with its generous living spaces, featuring an added bonus of a self-contained apartment on the second floor.



## Key Features

- Large Victorian Property
- Adaptable Living - Accommodation Over Three Floors
- Loft Conversion - Self Contained Apartment
- Ground Floor & First Floor Bathrooms
- Large Garden
- Stunning Rural Views
- Sought After Village
- Close To Local Schools
- Excellent Commuter Links





Welcome to this exceptional period residence offering expansive living situated in the coveted village of Rolleston on Dove. This remarkable property caters to the needs of a large family or property investor with its generous living spaces, featuring an added bonus of a self-contained apartment on the second floor.

Upon crossing the threshold, you'll be welcomed by a grand entrance hallway. The lounge, adorned with a walk-in bay window, overlooks the picturesque Rolleston Cricket Ground.

The separate dining room/family room could be utilised as a ground floor bedroom with its attached bathroom and dressing area.

The well-appointed kitchen with adjoining dining room overlooks the beautifully landscaped garden. A utility room and downstairs WC provides a functional space for daily living.



Ascending to the first floor reveals three generously proportioned double bedrooms, complemented by a separate WC and a family bathroom.

The second floor is dedicated to a self-contained apartment, a unique feature that caters to a variety of needs and preferences. This versatile space is perfect for lodging, hosting relatives, or even serving as a teenage den. The apartment comprises a sitting room, fitted kitchen, and a bedroom with an Ensuite bathroom, making it an extraordinary addition rarely found in other homes.

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.

In summary, this impressive period family home not only offers an abundance of space but also an unmatched level of versatility. It is a residence that goes beyond meeting the needs of a large family and stands out as an enviable property in the highly sought-after village of Rolleston on Dove

# Floorplans

GROUND FLOOR  
887 sq.ft. (82.4 sq.m.) approx.



1ST FLOOR  
675 sq.ft. (63.4 sq.m.) approx.



2ND FLOOR  
448 sq.ft. (41.6 sq.m.) approx.

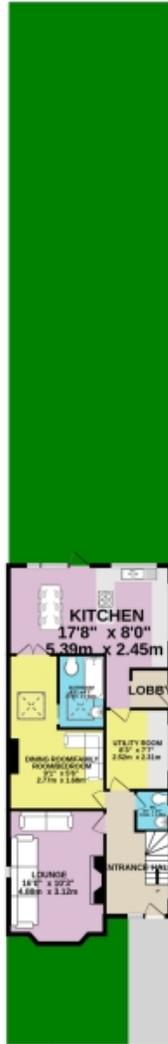


TOTAL FLOOR AREA : 1909 sq.ft. (177.4 sq.m.) approx.

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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# Floorplans

GROUND FLOOR  
887 sq.ft. (82.4 sq.m.) approx.



1ST FLOOR  
379 sq.ft. (35.4 sq.m.) approx.



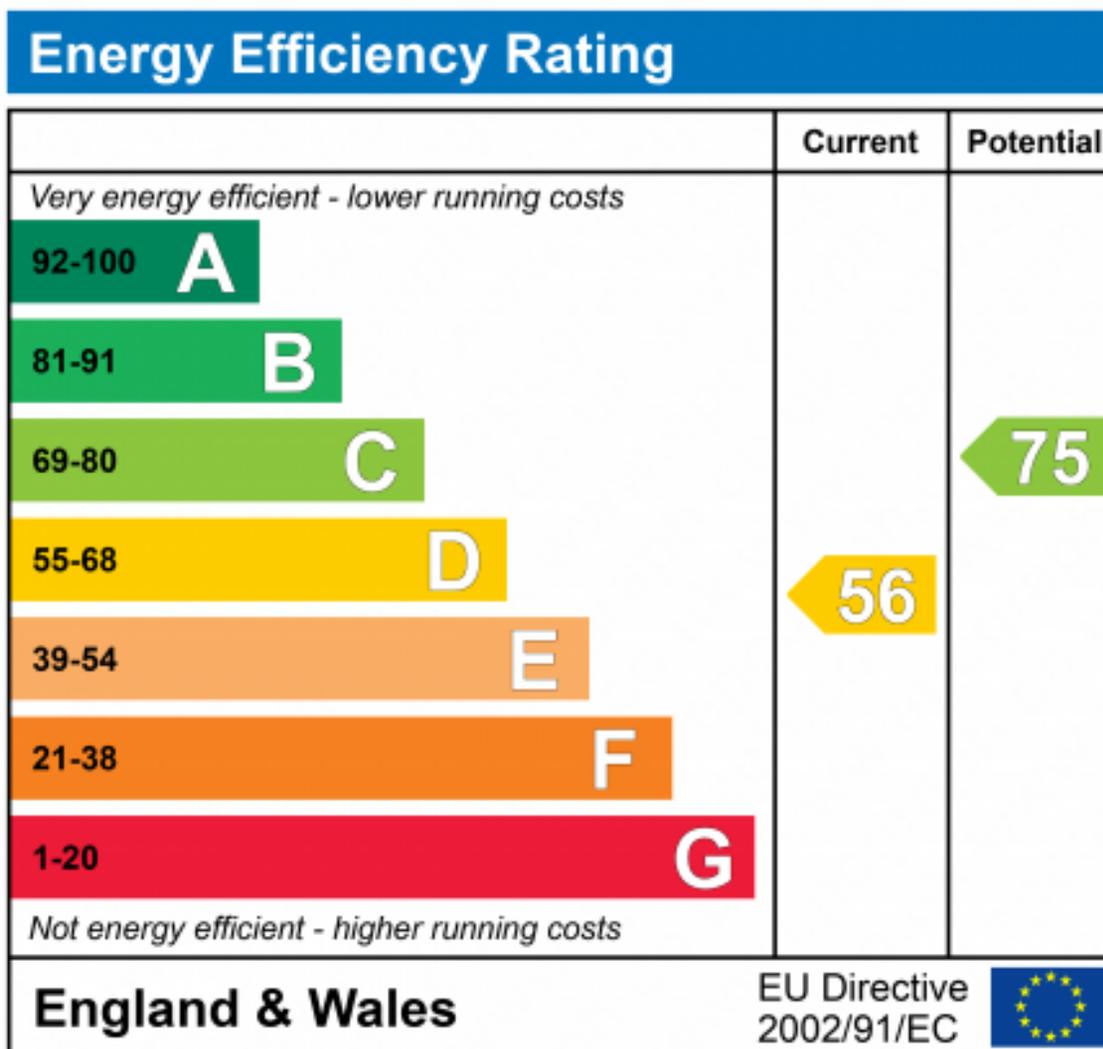
2ND FLOOR  
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA: 1909 sq.ft. (177.4 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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