



£340,000

3 Bedroom Detached House for sale

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



**EweMove**  
SALES AND LETTINGS





## Overview

BOOK YOUR VIEWING VIA OUR EWEMOVE WEBSITE OR CALL US 24/7. Welcome to this beautifully presented three-bedroom detached home, perfectly situated in the desirable Rolleston Manor development. Ready for you to move straight in, this property offers stylish living with the bonus of a converted garage that can serve as a home office, gym, or even a teenage den!



## Key Features

- BOOK TO VIEW VIA OUR WEBSITE OR CALL 24/7
- Located At Rolleston Manor Bellway Development
- Beautiful Newly Fitted Kitchen/Diner With patio Doors
- Partial Garage Conversion
- Spacious Living Room
- Master With En-suite
- South Facing Garden
- Electric Car Charging Point.
- Private Driveway For Two Vehicles
- 6 Years Warranty Remaining

















**BOOK YOUR VIEWING VIA OUR EWEMOVE WEBSITE OR CALL US 24/7.** Welcome to this beautifully presented three-bedroom detached home, perfectly situated in the desirable Rolleston Manor development. Ready for you to move straight in, this property offers stylish living with the bonus of a converted garage that can serve as a home office, gym, or even a teenage den!

### Inside the Home

Step through the composite front door into the inviting entrance hall, which features tiled flooring, a staircase to the first floor, and access to all main ground-floor spaces. The spacious dual-aspect living room is filled with natural light from its front and rear windows, while the modern kitchen/diner has been thoughtfully redesigned for extra storage and functionality. It comes equipped with integrated appliances, a sleek induction hob, pull-out larder storage, and French doors leading to the garden. Adjacent to the kitchen is a handy utility room, complete with a useful under stairs storage cupboard.



Upstairs, the main bedroom boasts its own en-suite shower room, while two additional generously sized bedrooms provide space for family or guests. The family bathroom features a classic white three-piece suite, perfect for relaxing after a long day.

### Converted Garage

The garage has been partially transformed to create an additional multipurpose space. Complete with storage, tiled flooring, and an ethernet port, this area is



ideal for a range of uses, while still offering some traditional storage space.

## Outside Spaces

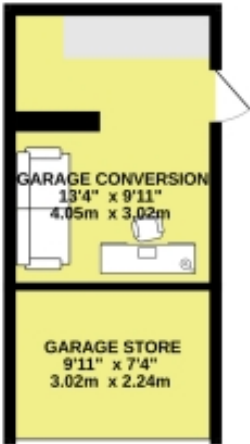
To the front, the tarmac driveway provides convenient off-road parking. The South facing rear garden is a true highlight, featuring a large timber-decked patio perfect for entertaining, a well-maintained lawn, and landscaped pathways. Raised sleeper beds with mature planting add charm, while a purpose-built timber shed offers additional storage beyond the garage. There's also outdoor lighting, a tap, and external power points for added practicality.

Don't miss this opportunity to own a stunning family home in a sought-after location. Arrange your viewing today!

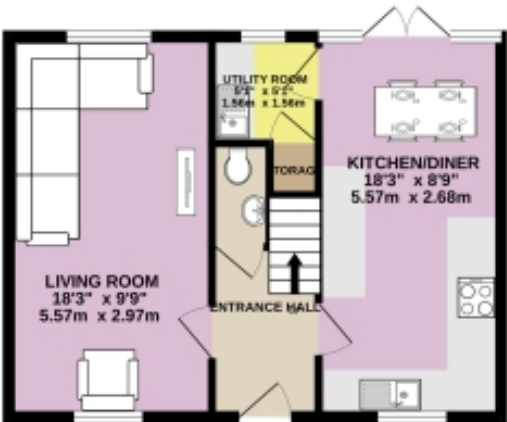
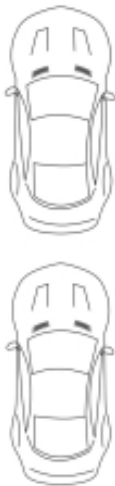
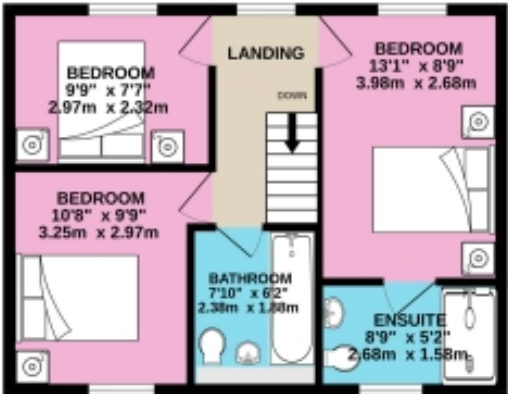


# Floorplans

GROUND FLOOR  
632 sq.ft. (58.8 sq.m.) approx.



1ST FLOOR  
432 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 1065 sq.ft. (98.9 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.  
Made with Metronix ©2025



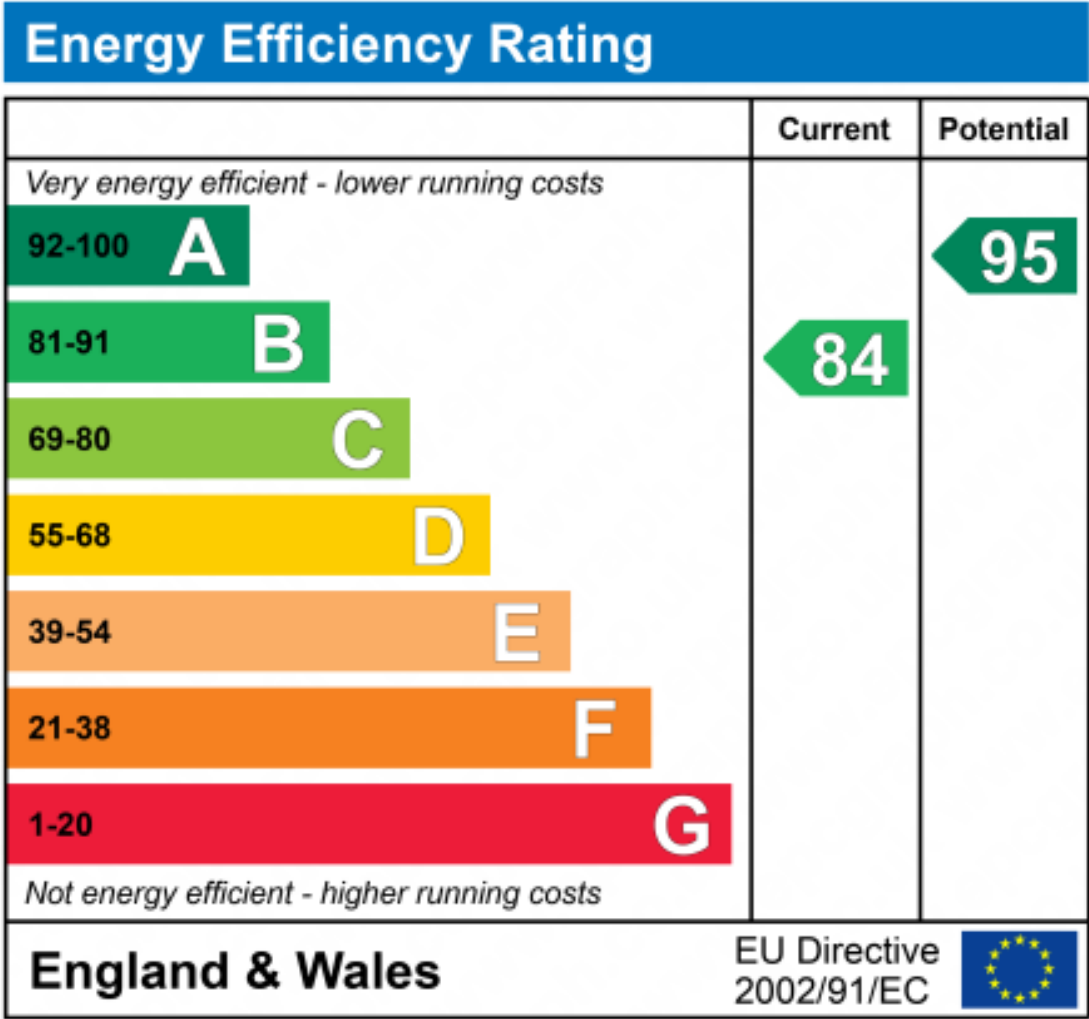
# Floorplans



TOTAL FLOOR AREA : 1065 sq.ft. (98.9 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 © 2025







Marketed by EweMove Barton-under-Needwood

01283 247076 (24/7)  
barton@ewemove.com

