

Burnside, Rolleston-On-Dove, Burton-On-Trent, DE13 9DN

Nicholas Humphreys

Asking Price £535,000

A substantial and highly versatile detached family home, occupying an elevated corner plot in the heart of the ever-popular village of Rolleston-on-Dove. Set back from the road behind mature front gardens and an extensive block-paved driveway, the property offers generous off-road parking for multiple vehicles, alongside a detached double garage and beautifully established rear gardens.

Internally, the home provides flexible living accommodation ideally suited to the growing family, with the added benefit of a potential self-contained annexe. The ground floor includes a welcoming entrance, multiple reception areas including a spacious dual-aspect lounge, fitted kitchen with adjoining utility room, study and guest cloakroom. The annexe section, currently incorporated into the main home, offers further living space with its own reception room, WC and independent boiler, presenting an excellent opportunity for multi-generational living or those working from home.

To the first floor, the property is accessed via two staircases, enhancing the flexibility of the layout. There are four well-proportioned bedrooms in total, including an en-suite to the annexe bedroom, with a further family bathroom serving the remaining rooms. One of the bedrooms is shared between the main house and annexe, further adding to the adaptable nature of the accommodation.

Externally, the property continues to impress with its extensive rear garden, offering paved patio areas, shaped lawns and mature borders, all enjoying a high degree of privacy. The location is a particular highlight, positioned within easy walking distance of Brook Hollows, the Jinny Trail and local village amenities including the popular Spread Eagle public house, whilst remaining well placed for access to Burton-on-Trent and major road networks including the A38 and A50.

An ideal purchase for families seeking space, flexibility and a prime village setting.





The Accommodation
Situated within the highly desirable village of Rolleston-on-Dove, this traditional detached home occupies an established and slightly elevated plot, set well back from the road with mature front gardens, extensive block-paved parking and a detached double garage. Offering versatile accommodation, including the potential for an attached side annexe, the property presents an excellent opportunity for families seeking flexible living space in the heart of the village.

The accommodation opens with a UPVC double-glazed entrance door and matching side panels into a welcoming foyer, finished with ceramic tiled flooring and inset ceiling spotlights. Double French doors lead into a front study, with a further glazed internal door continuing through to the main hallway. The inner hallway features attractive wood parquet flooring, a staircase rising to the first floor and access to a guest cloakroom with WC, wash basin, radiator, UPVC double-glazed windows and wall-mounted gas-fired combination boiler suppling heating and hot water to the main house.

The main lounge is a particularly appealing reception room, enjoying both front and rear aspects, with a curved feature window overlooking the front garden and a further curved rear window with double-glazed door opening out onto the established gardens. Alongside the lounge is the fitted kitchen, offering a range of gloss-fronted base cupboards, drawers and matching wall units, stainless steel sink, four-ring gas hob, built-in double oven, integrated dishwasher and further appliance space, with two UPVC double-glazed windows to the rear. The kitchen also gives access to a useful utility room, providing additional storage, plumbing and appliance space for washing machine and tumble dryer, a radiator, UPVC window and door to the rear garden.

A key feature of the property is the attached side annexe potential, currently used as part of the main living accommodation. This area includes a front sitting room with UPVC double-glazed walk-in bay window overlooking Brook Hollows and the front garden, radiator, side window and access to an inner lobby with storage cupboard, window and radiator. There is also a further WC with wash basin and its own wall-mounted gas-fired combination boiler, serving this part of the home.

To the first floor, the property benefits from two staircases. The annexe staircase leads to a landing with rear window and a generous double bedroom enjoying views over Brook Hollows and the front garden, together with independent loft access, radiator and an en-suite shower room with WC, wash basin, walk-in double shower enclosure and complementary tiling. From this landing, an internal door also connects to a further double bedroom, accessible from both the annexe and the main house.

The main first-floor landing is approached from the central hallway and enjoys windows to both front and rear aspects. From here, doors lead to the shared double bedroom, a further double bedroom positioned to the far side of the property, and a fourth single bedroom with character bay window. The family bathroom is fitted with a three-piece suite comprising WC, wash basin and panelled bath with thermostatic shower over, complemented by fitted storage units, tiling, radiator and a UPVC double-glazed window overlooking the rear garden.

Outside, the property occupies an impressive established corner plot. A sweeping block-paved driveway provides ample parking for several vehicles, including potential caravan or motorhome parking, and leads to a detached double garage. Secure gated access opens to the extensive mature rear garden, featuring paved patio areas, shaped lawns, deep planted borders, fenced and hedged boundaries, mature trees and a personnel door into the garage.

Burnside enjoys a sought-after village setting, within walking distance of Brook Hollows, the Jinny Trail leading towards Stretton, the popular Spread Eagle public house and a range of local village amenities. The property is also well placed for access to Burton-on-Trent, the A38 and A50, providing convenient commuter links across the region.

Entrance Foyer

Lounge
18'9 max x 11'11 max

Sitting Room
13'5 x 11'2

Study
11'11 x 11'10

Kitchen
10'10 x 9'10

Utility
7'11 x 4'4

Two Guest WC's

First Floor

Annex Bedroom
12'9 x 11'1

En-suite Shower Room
7'5 x 4'8 max

Bedroom
12'3 x 11'10

Bedroom
12'0 max x 11'10 max

Bedroom
10'4 x 5'11

Family Bathroom
10'4 x 5'1

Double Garage

Awaiting Revised EPC Inspection
Property construction: Standard
Parking: Drive & Garage
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains Gas
Council Tax Band: F
Local Authority: East Staffordshire Borough Council
Broadband type: TBC - See Ofcom link for speed: https://checker.ofcom.org.uk/ Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Useful Websites: www.gov.uk/government/organisations/environment-agency

An on-site management fee may apply to all modern or new developments.

Anti-Money Laundering (AML) Requirements
In line with the Money Laundering Regulations 2017, all purchasers and, where applicable, cash donors are required to complete AML identity and source-of-funds checks once an offer is accepted. These checks are carried out via “Thirdfort” and do not affect your credit rating. A non-refundable compliance fee of £36.00 including VAT applies per person (with an additional fee of £36.00 per individual/ cash donor). Full details are set out in our PDF brochure.
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CALM
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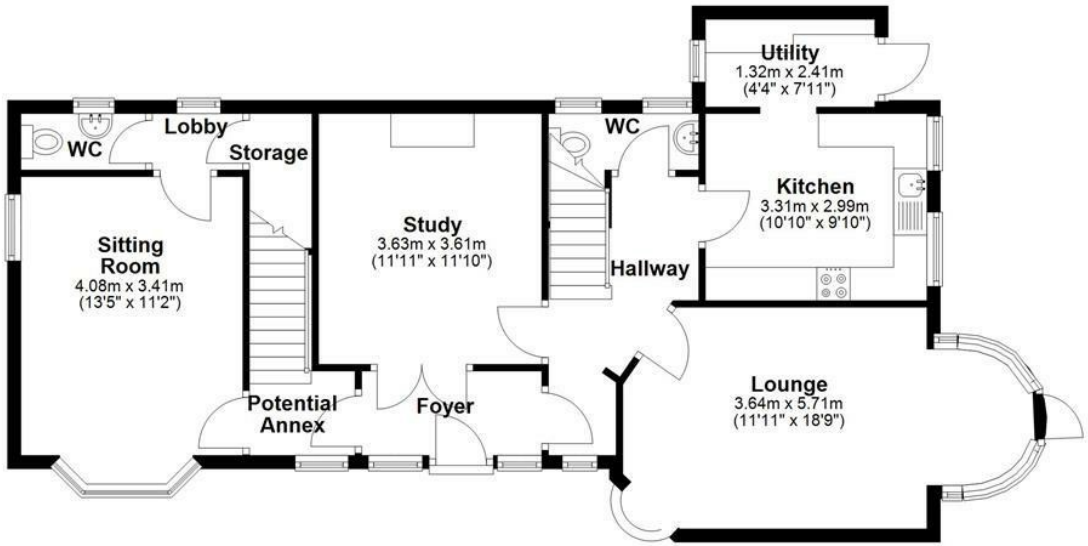




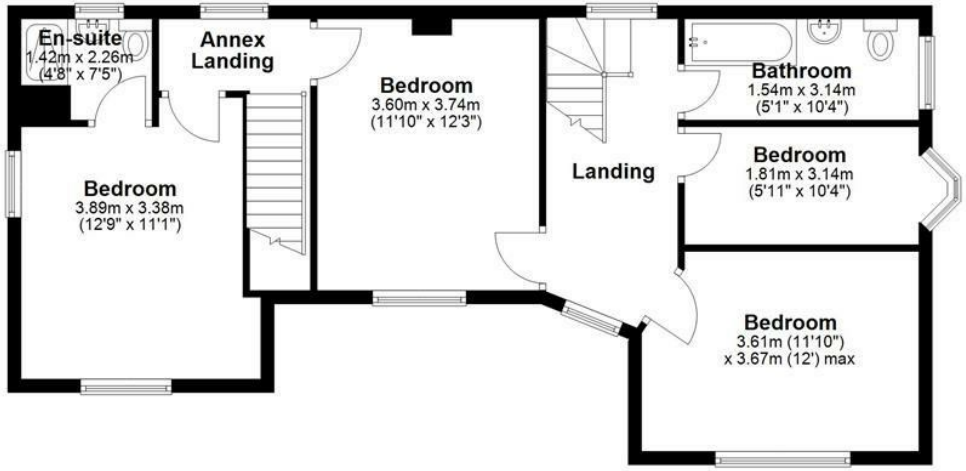




Ground Floor



First Floor



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Plan produced using PlanUp.

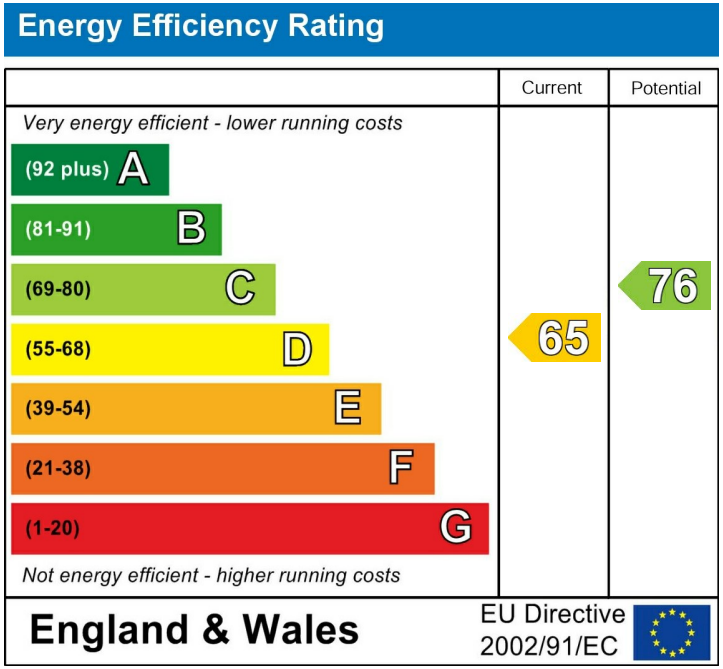












Council Tax Band F **Freehold**

This Brochure consists of 12 pages, please ensure you have read all pages before proceeding with your proposed purchase.

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Where there is more than one purchaser and/or cash donors, an additional fee of £36.00 including VAT per additional person will be required. The compliance fee is non-refundable, as the checks are undertaken immediately upon instruction and the associated costs are incurred regardless of whether the transaction proceeds to completion. This applies whether the sale or purchase falls through due to the actions of the purchaser, the vendor, or for any other reason.

Services. If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

Floor Plans. To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

Survey. We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

Agent Note. Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on-site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

Selective Licence Areas. The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. From January 2027 Streets added are Anglesey Road, Derby Street, Horninglow Road, Thornley Street, Belvedere Road, Edward Street, Oak Street, Victoria Crescent, Byrkley Street, High Street, Princess Street, Wetmore Road, Calais Road, Horninglow Rd North, Shobnall Road and Wyggeston Street. A license fee for application will be payable and work to the home maybe required. Full information: https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme