



46 Station Road, Rolleston on Dove, DE13 9AA



Set in the popular village of Rolleston on Dove is this charming character cottage with no upward chain, showcasing a wealth of features, two good sized bedrooms and an impressive south facing garden plot. Being an ideal first time buy or downsize, this individual character village home lies in the heart of village, with a superb range of amenities found just steps away. The interiors comprise briefly sitting room with feature fireplace and open plan dining kitchen to the ground floor, with two bedrooms serviced by a family bathroom to the first floor. To the rear, there is off road parking as well as a large detached garage, and the established cottage gardens extend to a superb size, enjoying a sunny southerly aspect and offering plenty of space to enjoy the idyllic and peaceful setting. The cottage is serviced by mains gas central heating via refitted radiators, is fully double glazed and was rewired in 2016.

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 and 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.



- Character Cottage in Popular Village
- Ideal First Time Buy /Downsize
- Offered with No Upward Chain
- Generous South Facing Plot
- Parking & Garage to Rear
- Spacious Sitting Room with Feature Fireplace
- Open Plan Dining Kitchen
- Two Good Sized Bedrooms
- Family Bathroom
- Beautiful South Facing Gardens
- Large Garage & Parking Space
- Mains Gas Central Heating & Full Double Glazing
- Central Village Location
- Well Placed for Schools & Commuter Routes

Open Plan Dining Kitchen 6.10 x 3.58m (approx. 20'0 x 11'9)

This open plan space comprise a dining area and kitchen, which is fitted with a range of wall and base units housing inset ceramic sink with side drainer and spaces for appliances including fridge freezer, cooker and washing machine. There is a window to the rear, a door opening to a useful under stairs storage cupboard and a door opens out to the rear giving access to the gardens, parking and garage



The front door opens into:

Sitting Room 3.58 x 3.35m (approx. 11'9 x 11'0)

A spacious living room having window to the front aspect, fitted storage, exposed ceiling beams and a feature fireplace housing a traditional multifuel burning stove. A door opens into the:

Stairs rise to the first floor **Landing** where there is a window to the rear aspect with a pleasant outlook over the gardens and doors into:

Master Bedroom 3.58 x 3.35m (approx. 11'9 x 11'0)

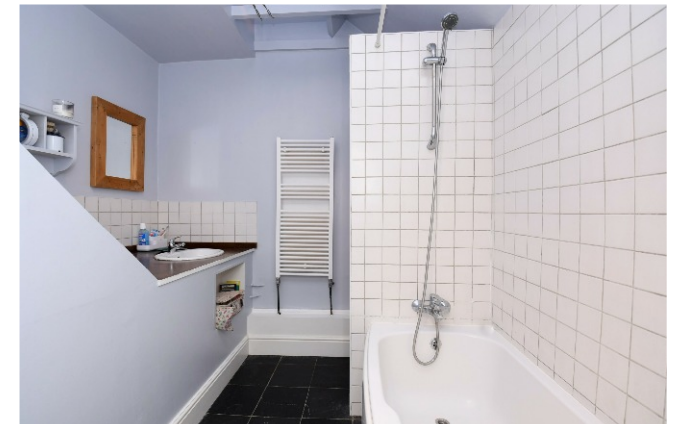
A spacious double room having window to the front aspect

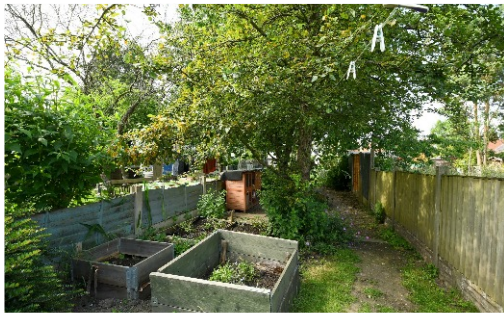
Bedroom Two 2.82 x 2.44m (approx. 9'3 x 8'0)

With a window to the rear

Family Bathroom

Comprising a white suite having wash basin inset to vanity unit, WC and bathtub with shower unit over, having a window to the rear and a heated towel rail





Outside

The cottage is set back from the road beyond an attractive foregarden which leads to the front door

From School Lane, a road leads to the rear of the property to a parking space and a large detached **Garage**. There is a door into the kitchen and access into the established **Gardens**, which enjoy a sunny southerly aspect and extends to a superb size, having various areas of lawns, mature foliage and borders and a kitchen garden with raised beds



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.