Beacon Drive, Rolleston-On-Dove

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£375,000



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This property at a glance:

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Alice says:

"Set in the lovely village of Rolleston on Dove, this three-bedroom semi-detached home has been thoughtfully extended and offers far more than you might expect. From the impressive open-plan kitchen and living area to the beautifully landscaped garden and the fantastic workshop at the bottom, there's plenty here that makes this home feel a little bit special. What I particularly like is how the space has been designed around everyday living, while still offering some really lovely features to enjoy.

The rear extension is a real highlight for me. The open-plan kitchen and living area creates a wonderful space for cooking, dining and spending time together, with smart lighting adding a modern touch and helping to set the mood for different occasions, and the addition of underfloor heating. Whether you're having friends over or simply enjoying a quiet evening at home, it's a space that feels both practical and welcoming. With doors opening directly onto the garden, it also makes it easy to enjoy the house and garden as one, particularly during the warmer months.

One thing I really like about the layout is that, despite having such a generous open-plan area, there's still a separate living room behind double doors. This gives you the option of having everyone together in the main living space or closing the doors and settling down somewhere a little quieter. It's a simple feature, but one that makes a real difference to how the home can be used.

The ground floor also has plenty of practical touches. The garage benefits from electric doors and direct access into the kitchen, which is particularly handy when bringing shopping in, while the separate utility area keeps everyday jobs tucked away from the main living space. There's also a downstairs toilet, adding to the convenience of the layout.

Outside, the landscaped garden provides a lovely setting to relax and spend time with family and friends. However, the real surprise is towards the bottom of the garden, where you'll find a substantial outbuilding incorporating a dedicated workshop, an additional room and its own WC. This is a fantastic addition for anyone who enjoys making or repairing things, needs space for hobbies, or would simply appreciate having a separate area to work on projects. It's not something you find with every family home, and I can see it being a huge draw for the right buyer.

Upstairs, there are three good-sized bedrooms and a family bathroom. The main bedroom is particularly well thought out, with a separate dressing room and a modern fitted en-suite. Having that additional dressing space is a lovely touch, helping to keep the bedroom feeling uncluttered while creating a comfortable space to start and end the day.

For me, the appeal of this home lies in the way all these features come together. The extension gives you a fantastic space to enjoy day to day, the separate living room offers a quieter alternative, and the garden workshop brings a whole new level of flexibility to the property. Combined with the attention to detail throughout and its setting in Rolleston on Dove, this is a home with plenty to offer both inside and out."

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Did you spot...

This fantastic family home has a main bedroom with a dressing area and ensuite

A message from the seller:

"Welcome to our house where we have lived for nearly 20 years, not bad considering the plan was to renovate & move on! We have thoroughly enjoyed our time living here in the village which has a lovely community feel and good services (shop, post office & pubs). Commuting to Burton, Derby or further afield is easy and the local schools have served our family well. We have also enjoyed local walks in the countryside - along the Jinny trail to Stretton or across the fields to Tutbury - for coffee & cake or a pint or two! We're sure you'll love it here and we hope to not move too far away so that we can continue to enjoy Rolleston too."

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Floor Plan

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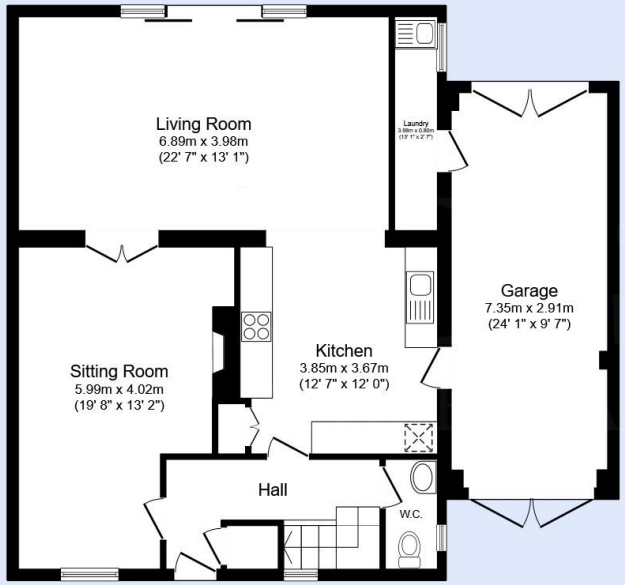
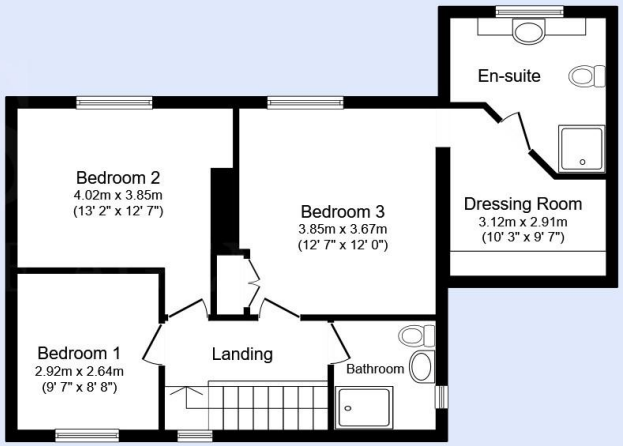


Ground Floor



First Floor

Total floor area: 164.6 sq.m. (1,772 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Key Features:

- IMPRESSIVE REAR EXTENSION CREATING A FANTASTIC OPEN-PLAN LIVING SPACE
- SEPARATE LOUNGE OFFERING A COSY RETREAT
- MAIN BEDROOM WITH DRESSING ROOM AND MODERN EN-SUITE
- SOUGHT-AFTER ROLLESTON ON DOVE VILLAGE LOCATION
- LANDSCAPED GARDEN WITH A FABULOUS WORKSHOP, ADDITIONAL ROOM AND WC
- EPC RATING C

About the area:

Situated in the sought-after village of Rolleston on Dove, residents can enjoy a lovely blend of village life, local amenities and surrounding countryside. For those who enjoy the outdoors, the nearby Jinnie Nature Trail and scenic countryside walks provide plenty of opportunities to get out and explore. Burton upon Trent is also just a short distance away, offering a wider range of shopping, leisure facilities and transport links, making Rolleston on Dove an appealing choice for those looking for a peaceful village setting without feeling too far from everyday conveniences.

Schools:

The village offers a selection of shops, pubs and places to eat, along with a primary school and a strong community feel.



Don't miss out on the chance to own this incredible property!

To book a viewing with **Alice** call **01332 30 30 30**

Click here to watch the property video

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