



18 Forest School Street

Rolleston-On-Dove | DE13 9AZ | Guide Price £450,000

ROYSTON
& LUND

- Guide Price £450,000 - £475,000
- Welcoming Living Room with Fireplace
- Multiple Integrated Storage
- Ground Floor WC
- EPC Rating - C
- Four Bedroom Detached
- Integrated Kitchen/Diner with Breakfast Bar
- Bedroom with En-suite
- Ample Garden Space/Integral Garage
- Freehold / Council Tax Band - E





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This attractive four-bedroom detached home provides a welcoming and airy living room, complete with a fireplace. There is a fully integrated kitchen diner that offers everything for contemporary living, including an oven, microwave, dishwasher, gas hob, and wine cooler, along with a stylish breakfast bar for casual dining. A convenient WC completes the ground floor.

Upstairs, there are four well-appointed bedrooms, all with generous integrated storage. The principal bedroom benefits from its own en-suite shower room, featuring an anti-steam, light-up mirror, while a family bathroom serves the remaining bedrooms.

Outside, the garden provides a versatile mix of slabbed patio areas, gravel paving, and lawn with well-maintained shrubs, plus side access to the garage.

To the rear, there is off-road parking for two vehicles, with additional on-street parking readily available. The home's kerb appeal is enhanced by ornamental iron fencing to the front.

This property enjoys a wealth of local amenities. The village is served by John of Rolleston Primary School, while secondary education is available at The de Ferrers Academy just over a mile away. Healthcare is close at hand with Stretton Branch Surgery and several dental practices within easy reach.

The community is well connected, with the A38 only a short drive away, offering quick routes to Derby, Birmingham and beyond. For rail links, Burton-on-Trent station is around ten minutes by car, providing services to major Midlands cities.

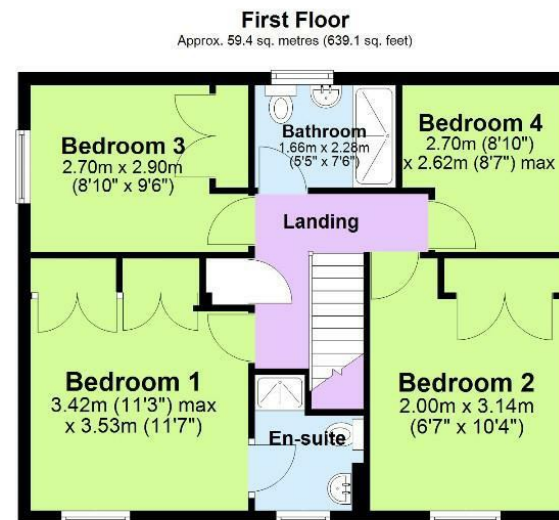
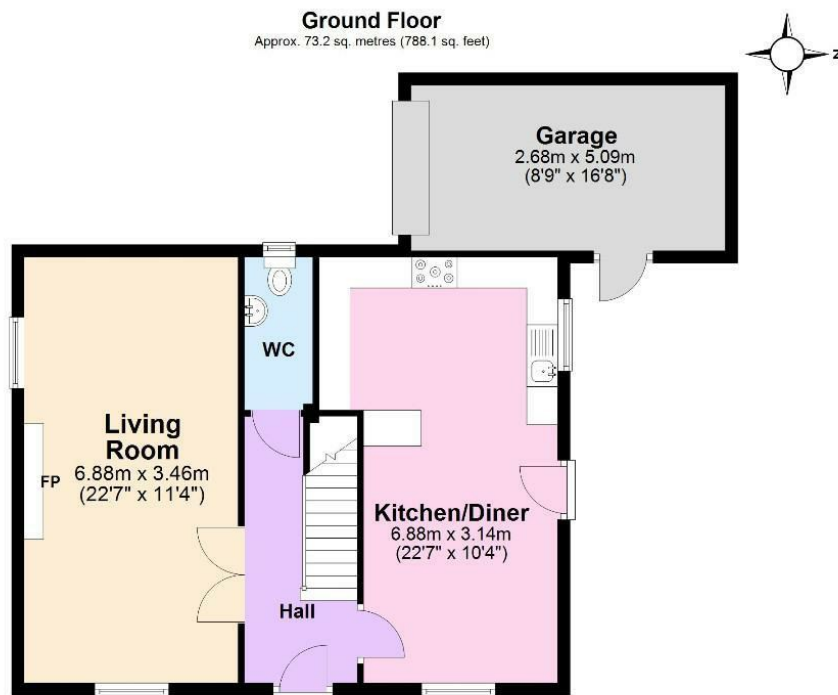
Leisure opportunities are plentiful, with St Mary's Church at the heart of the village and the Jinnie Trail offering a scenic walking route between Rolleston and Stretton. Parks, green spaces and local sports clubs add to the village's strong community feel and make the location a desirable balance of convenience and countryside charm.





EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		74 83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



Total area: approx. 132.6 sq. metres (1427.2 sq. feet)

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