



**Cornerways
Cottage
1 Anslow Lane
Rolleston-On-
Dove
Burton-On-Trent
DE13 9DS**

Price £475,000

- SOUGHT AFTER LOCATION WITHIN CONSERVATION AREA
- FULL OF CHARACTER AND CHARM
- SUPERB PLOT WITH PRETTY GARDENS
- AMPLE DRIVE AND DOUBLE GARAGE WITH WORKSHOP
- THREE BEDROOMS
- GENEROUS ENTRANCE HALLWAY
- DELIGHTFUL LOUNGE AND DINING ROOM
- BREAKFAST KITCHEN
- GROUND FLOOR SHOWER ROOM

GENERAL INFORMATION

THE PROPERTY

This charming three-bedroom semi-detached cottage is located on an attractive plot in the desirable village of Rolleston on Dove. The property features a spacious block-paved driveway for parking, a detached double garage, and a separate workshop.

Inside, you'll find three reception rooms, the lounge and dining room filled with character and charm, a breakfast kitchen, three bedrooms, a bathroom, and a ground-floor shower room.

The superb front and rear gardens add to the appeal of this lovely home. We highly recommend scheduling a viewing.

LOCATION

Rolleston on Dove is a much-favoured village with its pretty brook that runs through it, stunning church, popular primary school, butcher, convenience store, and post office. The A38 and A50 provide excellent travel to the further motorway network and the cities of Derby, Lichfield, Birmingham, and Stoke on Trent.

ACCOMMODATION

Entrance door opening through to an attractive entrance hall.





HALLWAY

3.03m width x 4.45m inc stairs (9'11" width x 14'7" inc stairs)

Has lovely panelled walls, painted timber ceiling, leaded light window to the side aspect, stairs off to first floor, latch door to kitchen and a further latch door that opens through to the sitting room.

SITTING ROOM

5.18m to rear of inglenook x 4.36m (16'11" to rear of inglenook x 14'3")

Has a lovely walk in bay window to the front aspect, a further longline window looking out onto the garden, the feature of the room is the beautiful inglenook fire place with open grate and canopy over, there are exposed beams to ceiling, wall light points and a wide opening through to the dining room.

DINING ROOM

4.34m x 3.45m (14'2" x 11'3")

Has French doors leading out onto the



patio, exposed beams to ceiling and wall light points.

L SHAPED KITCHEN

5.62m x 2.31m plus 3.76m x 2.42m (18'5" x 7'6" plus 12'4" x 7'11")

The kitchen is fitted with a good range of base cupboards, drawers and matching eye line cabinets, work tops incorporate a one and a quarter composite sink with mixer taps over and four ring Bosch induction hob with Bosch extractor fan over, integrated appliances include an oven, microwave, dishwasher, fridge and freezer, there are tiled splashbacks, tiled flooring, a window looking out to the side aspect, a further window that looks over the garden and the domestic hot water and central heating boiler is also housed here.



REAR HALL

2.62m max x 3.03m max (8'7" max x 9'11" max)

Has plumbing for washing machine, space for tumble dryer, door to garden, radiator, wall light point and a door opening through to the ground floor shower room.

SHOWER ROOM

1.64m x 1.78m to window (5'4" x 5'10" to window)

Has a W.C., vanity unit with hand wash basin inset and fully tiled shower enclosure with electric Triton shower, there are tiled surrounds, ceiling light point and radiator.

FIRST FLOOR

Stairs rise to:

LANDING

Having a loft access point, ceiling light points and doors leading off to:.



BEDROOM

4.12m x 4.31m from window (13'6" x 14'1" from window)

Has ceiling light points, a range of built in wardrobes providing hanging space and shelving and a further built in storage cupboard with latch door, there is an ornate style fire surround and two windows look out over the front aspect.

BEDROOM TWO

3.94m max x 2.27m min 3.08m max (12'11" max x 7'5" min 10'1" max)

Has a window to the front aspect, a further window to the side aspect, a range of built in wardrobes providing hanging space and shelving, wall light points and radiator.

BEDROOM THREE

2.34m to window x 3.30m (7'8" to window x 10'9")

Has a window to the rear aspect, radiator and ceiling light point.

BATHROOM

3.58m x 2.35m (11'8" x 7'8")

Is fitted with a panelled bath with taps and separate Triton shower over with glazed screen, pedestal hand wash basin and W.C., there is a



period style radiator with towel rail, built in airing cupboard which also houses the domestic hot water tank, there is an obscure window to the rear aspect and loft access point.

OUTSIDE

The property sits back attractively on the corner of Anslow Lane behind a private front garden which is beautifully landscaped with block paved terrace with dwarf wall leading to a shaped lawn with herbaceous borders with a plethora of planting and a range of mature trees, a path leads down the side of the property and opens up into the rear garden with a paved patio area, lawn, apple tree and an extensive block paved driveway which leads to a garage.

TENURE

FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

AGENTS NOTES

If you have accessibility needs please contact the office before viewing this property.



Conservation Areas protect places of historic and architectural value. These are also designated by local planning authorities. Removing trees in a Conservation Area requires permission from the relevant authority, subject to certain exclusions.

COUNCIL TAX BAND

East Staffordshire Borough Council- Band E

CONSTRUCTION

Standard Brick Construction

CURRENT UTILITY SUPPLIERS

Electric

Gas

Water - Mains

Sewage -Mains

Broadband supplier

FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website regarding flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>



<http://www.gov.uk/>

BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

CONDITION OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given


nor implied against any fixtures and fittings included in these sales particulars.

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 05/2025) A



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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	67	85
(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		

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