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FOR SALE  
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Spinney View, Knowles Hill  
Rolleston-on-Dove  
Offers in excess: £450,000



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Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



SPINNEY VIEW – A charming and distinctive detached four-bedroom home, full of character, set on a generous plot in a delightful edge-of-village location with superb countryside views. Beautifully maintained, this property offers a well-proportioned family home with a driveway and a detached garage to the rear.

The property benefits from gas central heating and hardwood double glazing, and briefly comprises: entrance hallway, dining room, spacious lounge with conservatory, a superb contemporary kitchen, and a separate utility room. Upstairs, the first-floor landing leads to four generously sized bedrooms and a family bathroom, with the principal bedroom also enjoying an en-suite shower room.

Externally, the property sits on a substantial mature plot and is set back from the road behind beautifully landscaped gardens. To the rear, there is an attractive enclosed garden with a block-paved patio, lawn, planted borders, and a pathway leading to the driveway and detached garage.





## The Detail

The property is entered through a hardwood, glass-panelled entrance door into the hallway. This space features engineered oak doors providing access to the lounge, dining room, and kitchen, as well as a staircase leading to the first-floor landing.

The spacious lounge benefits from a dual aspect and features a coal-effect electric fire set on a marble hearth with a mahogany surround. A glass-panelled bay window to the front and a full-height glazed window to the rear, with door access to the garden, flood the room with natural light. Double doors open into the conservatory, which is constructed with a brick base and hardwood-framed windows, and provides French door access to the rear garden.

The superb contemporary dining kitchen is fitted with white handleless units, square-edged work surfaces, and integrated Bosch appliances, including an electric oven, gas hob, and extractor. A composite sink with a swan-neck mixer tap and metro-style tiled splashbacks complete the space. An adjoining utility room houses high-gloss units, a stainless-steel sink, and the wall-mounted Viessmann boiler.

On the first-floor landing, there is access to four bedrooms and the family bathroom. The primary bedroom benefits from an en suite shower and enjoys impressive views over open countryside. The family bathroom is beautifully appointed with a traditional three-piece suite and marble-effect tiling.

Externally, the property sits on a generous, mature plot with landscaped gardens, shaped lawns, and a detached brick-built garage. A double-width driveway to the rear provides access from Beacon Road.







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## The Location

Situated in the highly sought-after village of Rolleston-on-Dove, this property enjoys a peaceful, semi-rural setting while remaining within easy reach of Burton-on-Trent.

Local amenities include a range of popular pubs including the Jinny and the Spread Eagle. The property also benefits from convenient access to the historic village of Tutbury, which offers excellent amenities alongside independent shops and cafés.

For families, primary education is provided by the highly regarded John of Rolleston Primary School, while secondary education is available at the reputable De Ferrers Academy.

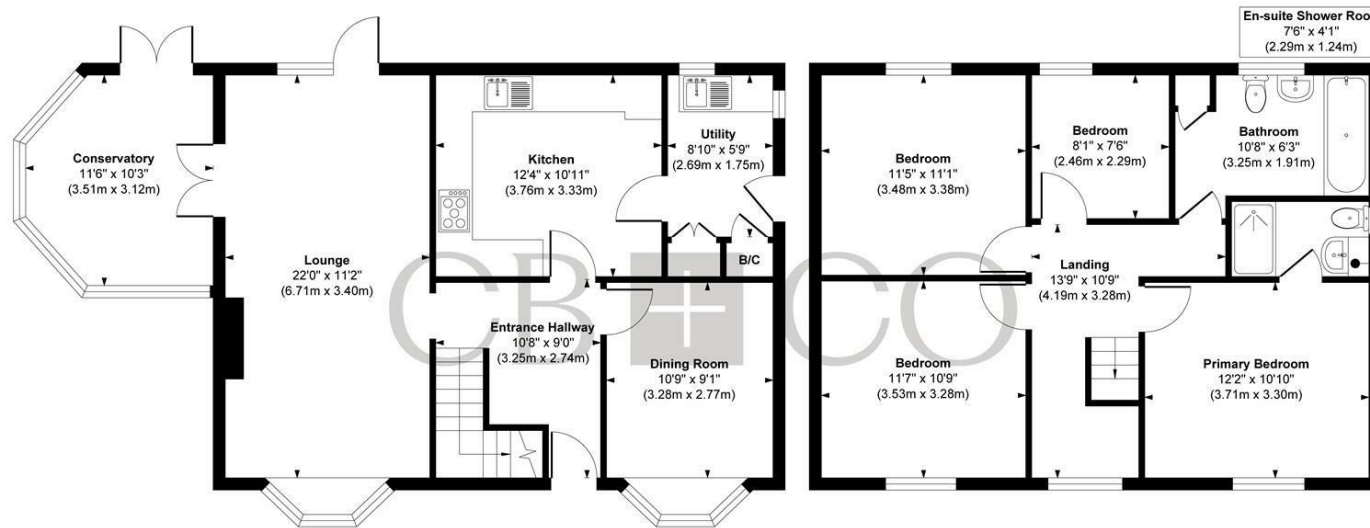
Residents enjoy a selection of local shops, a post office, and community spaces, complemented by sports clubs and scenic walking trails. Excellent transport links via the A38 and nearby rail connections provide straightforward access to Burton, Derby, and Lichfield.







**Knowles Hill, Rolleston On Dove, Staffordshire**



**Ground Floor**  
Approximate Floor Area  
789 sq. ft  
(73.30 sq. m)

**First Floor**  
Approximate Floor Area  
658 sq. ft  
(61.13 sq. m)

**Approx. Gross Internal Floor Area 1447 sq. ft / 134.43 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

*The Particulars*

- Individual Detached Home of Style & Character
- Edge of Village Position - Delightful Views Towards Countryside
- Prime & Highly Convenient Village Location - Ideal for Commuting
- Entrance Hallway, Dining Room, Lounge & Conservatory
- Superb Contemporary Kitchen & Separate Utility Room
- Four Bedrooms & Well Appointed Family Bathroom
- Primary Bedrooms with En-Suite Shower Room
- Rear Access Driveway & Detached Brick Built Garage
- Generous Plot & Beautifully Landscaped Gardens
- Easy Access to Burton Town Centre & The Historic Village of Tutbury

*Size*

Approx 1447.00 sq ft

*Energy Performance Certificate (EPC)*

Rating C

*Council Tax Band*

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*Let's Talk*

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