

Knightswood Close

Rosliston, Swadlincote, DE12 8JJ

John German



John German





Knightswood Close

Rosliston, Swadlincote, DE12 8JJ

Offers Over £475,000

Set on a sought-after 2019 development in the picturesque village of Rosliston, this impressive executive detached home offers exceptional living space throughout. Boasting FIVE spacious bedrooms and a beautifully presented interior, it's the perfect forever home for any growing family.

John German 

This immaculate modern detached home sits on an exclusive development of executive properties on the edge of the sought-after village of Rosliston, enjoying beautiful countryside views. The village offers a Co-op, Post Office, village hall, The Bulls Head pub, and the renowned Rosliston Forestry Centre with woodland walks and trails. Excellent transport links connect to Lichfield, Burton-on-Trent, Ashby-de-la-Zouch, Tamworth, and beyond.

As you enter, you're welcomed into a bright and inviting hallway leading to the main living areas. The spacious living room (24'4" into bay) offers plenty of room for both relaxing and entertaining, with a striking floor-to-ceiling bay window that fills the space with natural light.

A standout feature of this home is the impressive open-plan kitchen/diner, stretching the full width of the property at the rear. It boasts stylish wall and base units with worktops, an induction hob with cooker hood, eye-level electric oven, integrated fridge freezer, dishwasher, wine fridge, stainless steel sink and under-cabinet lighting. The generous layout easily accommodates a six-seater dining table while bi-fold doors open seamlessly onto the rear garden. Connected to the kitchen is a practical utility room, complete with a stainless steel sink and drainer, plumbing for a washing machine, and an external door to the side. Completing the ground floor is a conveniently placed downstairs WC, accessed from the hallway.

The first floor offers five generously sized and beautifully presented bedrooms. The current sellers use four as spacious double bedrooms and the fifth bedroom as a study, however the fifth bedroom could comfortably take a single bed. The master boasts a dressing area and en-suite with walk-in shower, wash hand basin and WC. A family bathroom with shower enclosure, bathtub, wash hand basin and WC serves the remaining rooms.

The rear garden has been landscaped since purchased in 2019. The garden is mainly laid to lawn, is privately enclosed to the perimeter and features a large patio area which is laid to Indian slab stone paving. This is an ideal space for outdoor furniture. The rear garden offers exceptional privacy, with no neighbouring homes overlooking from behind. Completing the property is an internal garage with power and lighting, accessible via up-and-over doors to the front or a side external door for added convenience.

Agents note: There is a charge for the maintenance of communal spaces of currently £400 per annum.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband and type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: South Derbyshire District Council / Tax Band F

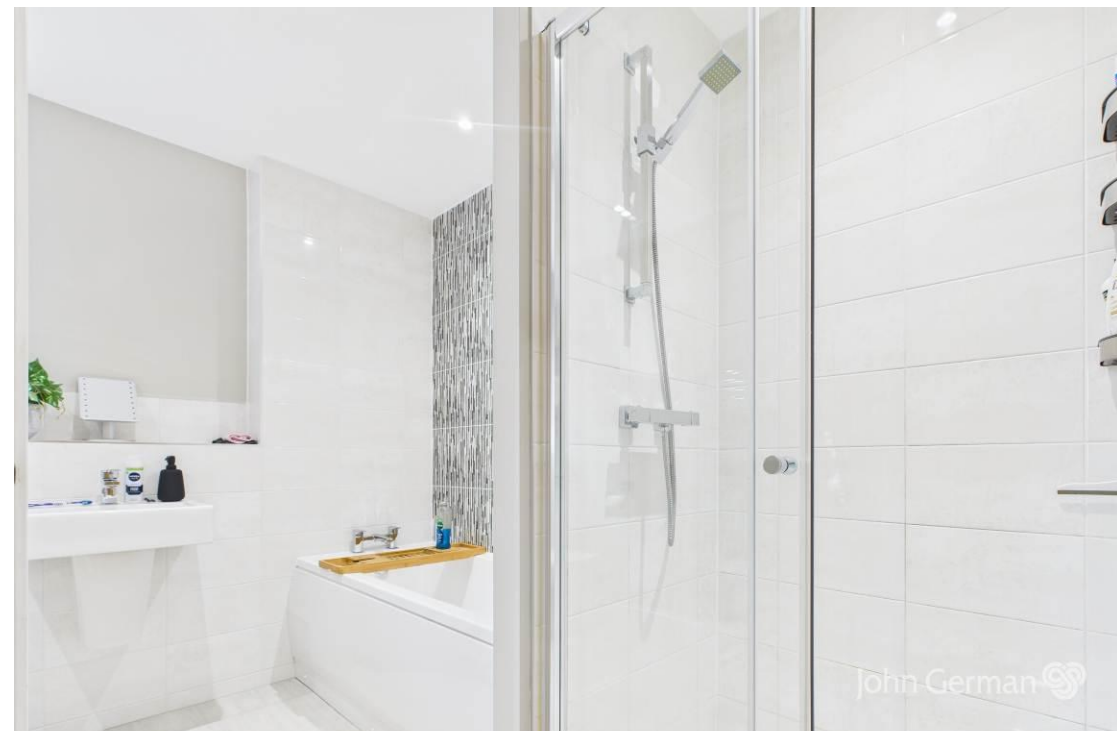
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/14082025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AMLID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.





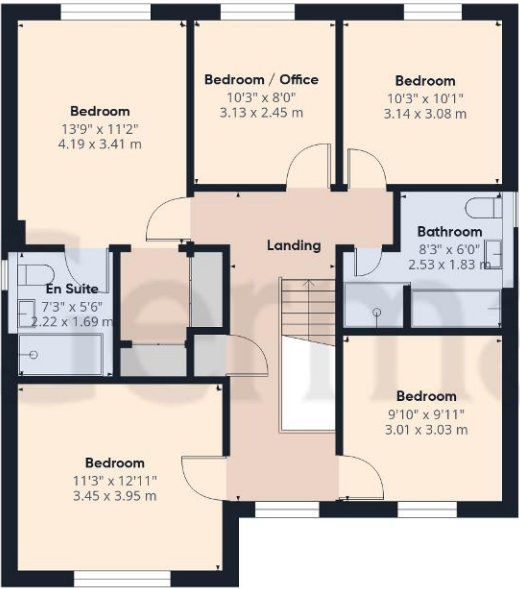


Ground Floor

Approximate total area⁽¹⁾

1815 ft²

168.5 m²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244

burton@johngerman.co.uk



Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent

