



84 Meadow View, Rolleston on Dove, DE13 9AN



Enjoying a peaceful setting and a secluded corner plot is this beautifully presented four bedroom family home, offering generously extended interiors and a prime location within this sought after village. Having been upgraded to include a remodelled dining kitchen and new 2023 windows, this executive home also benefits from potential to extend further, with planning already in place for single storey side and rear extensions. A porch opens in turn to the central reception hall, which opens into two well proportioned reception rooms and the open plan family dining kitchen, with a conservatory, boot room and cloakroom also set to the ground floor. To the first floor, four bedrooms (three doubles) share use of the modern family bathroom, with the extended master suite also featuring a

dresser room and en suite bathroom. Outside, the walled rear garden plot extends to the side and rear aspect enjoying a good degree of privacy, with the established frontage laid to lawns, parking for a number of vehicles and a double garage. The property is serviced by mains gas central heating and double glazed windows.

Set in the heart of the desirable village of Rolleston on Dove, the property benefits from easy access to a wide range of amenities including popular pubs the Spread Eagle and Jinnie Inn, St Mary's church, a Co-op, butchers, cricket club and post office. The property lies within the catchment for the village primary school John of Rolleston Primary which feeds into De Ferrers Academy,

the recently established John Taylor Free School lies within a short drive and excellent independent schools can also be found in the area including Repton and Denstone College. Further amenities can be found in the local village of Tutbury, home to a medieval Castle, an array of cafes and country pubs, an opticians, dentists and a general store and the village is placed well for access to nearby countryside walks and rambling routes. The A38 and A50 give access to commercial centres including Derby, Birmingham and Nottingham, rail travel is available from nearby Hatton (to Derby) and Burton (to Birmingham) and the International airports of East Midlands, Birmingham and Manchester are within an easy drive.

- Executive Detached Family Home
- Peaceful Setting in Popular Village
- Generous & Secluded Corner Plot
- Planning Permission for Two Single Storey Extensions
- Two Spacious Reception Rooms
- Remodelled Dining Kitchen with Conservatory
- Reception Hall, Boot Room & Cloakroom
- Four Good Sized Bedrooms
- Master Dressing Room & En Suite Bathroom
- Modern Family Bathroom
- Front & Rear Gardens
- Double Garage & Ample Parking
- Walking Distance to Village Amenities
- Well Placed for Schooling, Commuter Routes & Rail Travel



A covered canopy leads from the drive way to the **Porch**, with a replaced composite door opening in turn into:

Reception Hall 3.8 x 2.63m (approx. 12'5 x 8'7)

This spacious central hallway has stairs rising to the first floor, with refitted oak effect laminate flooring which extends throughout much of the ground floor. Doors open into the two reception rooms, cloakroom and the remodelled dining kitchen

Lounge 5.2 x 3.8m (approx. 17'1 x 12'5)

A beautifully presented living room extending to a generous size and having a picture window to the front aspect

Family Room 3.6 x 3.36m (approx. 11'10 x 11'0)

A versatile reception room ideal as a home office or playroom, having dual aspect windows

Family Dining Kitchen 7.96 x 3.0m (approx. 26'1 x 9'10)

Having been recently remodelled from two separate rooms to create an open plan family space. The **Kitchen** comprises wall and base units with refitted worksurfaces over, housing an inset composite sink with side drainer and integral appliances including dishwasher, double oven, microwave and gas hob, all of which have been replaced in the last two years. There is space for an American fridge freezer, a window faces the rear aspect and double doors open to a useful understairs storage cupboard. The **Dining Area** has double doors opening into:

Conservatory 3.85 x 3.1m (approx. 12'7 x 10'2)

Double doors plus an additional single door open out to the rear garden, and the conservatory is also fitted with a hot and cold Air Conditioning unit. Planning is in place for a single storey extension to be added in place of the conservatory

Boot Room/Utility 2.64 x 1.2m (approx. 8'7 x 3'11)

Base units house space for a washing machine and this useful room has tiled flooring and a door opening out to the side aspect. Please note, there is planning permission in place for a single storey extension to be added in place of the boot room, housing an utility room and a study

Cloakroom

Comprising a modern suite having pedestal wash basin and WC





Stairs rise to the first floor **Landing**, having a window to the side and access to the loft. Doors open to a shelved **Laundry Cupboard** and into:

Master Bedroom 3.67 x 3.58m (approx. 12'0 x 11'8)

A spacious principal suite having a window to the front and a fabulous **Dressing Room** 4.66 x 1.5m (approx. 15'3 x 4'6), which has a window to the rear, a range of wardrobes and a dressing table, all of which are included in the sale. With private use of:

En Suite Bathroom 3.36 x 2.2m (approx. 11'9 x 7'2)

Comprising wash basin set to vanity unit, WC, bidet, double shower and spa bathtub, with a heated towel rail, tiled walls and an obscured window

Bedroom Two 3.47 x 3.35m (approx. 11'4 x 11'0)

Another double room having a window to the front

Bedroom Three 3.1 x 2.5m (approx. 10'2 x 8'2)

A third double room having a window to the rear

Bedroom Four 2.52 x 2.24m (approx. 8'3 x 7'4)

With a window to the rear aspect

Family Bathroom 2.8 x 1.65m (approx. 9'1 x 5'4)

Fitted with a modern suite having pedestal wash basin, WC and bathtub with shower unit over, with tiled walls, tiled flooring and an obscured window to the rear









Outside

The property is set back from the lane beyond a generous frontage, having lawned gardens to the side of the expansive block paved driveway which provides parking for four+ vehicles

Double Garage 5.3 x 4.72m (approx. 17'4 x 15'5)

A large twin bay garage having an electric entrance door to the front, a courtesy door to the rear, power and lighting

Rear Garden

Extending to the side and rear of the property, the rear garden is walled to two sides with mature foliage and fencing enclosing the others. A paved terrace lies next to the property leading onto well tended lawns, and there is exterior power, lighting and a water point. To the side aspect there is large Keter shed which is included in the sale, and a covered walkway leads to a secure gate opening out to the front aspect

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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