





A striking property with a modest facade, nestled in a tranquil and secluded setting boasting stunning rear views. This substantial family home, well-positioned in a desirable location, offers versatile and appealing living spaces and bedrooms. Tucked away on a private and exclusive driveway, the residence is conveniently close to village amenities.

The property features an entrance hall, spacious lounge, inviting conservatory, office/snug, impressive living kitchen with a generous kitchen area, dining space, garden room, utility room, and guest cloakroom. Upstairs, the accommodation presents five bedrooms, two with en-suite facilities, and a family bathroom. Adding to its comfort, the property is equipped with gas-fired central heating and double glazing.

Rolleston, a highly sought-after village, boasts a range of local amenities and easy accessibility to the A38 and A50, with the centre of Burton just a short drive away. A standout attribute of the home is the delightful rear aspect overlooking open fields (Glebe Land), enhancing the privacy and tranquillity of the garden and offering picturesque views from the main living areas and bedrooms.



Accommodation

Enter through the inviting glazed entrance door alongside a full-height window into the Reception Hall, where a staircase leads to the first floor and an under stairs store/cloaks cupboard awaits.

Contained within the Guest Cloak Room, discover essential amenities including a wc, wash basin, wooden panelling up to dado level, a central heating radiator, a sizeable walk-in cupboard, and a front-facing window.

The spacious Lounge, measuring 6.81m x 4.52m (22'4" x 14'9"), welcomes with sliding patio doors opening out to the rear garden. Enhanced by three central heating radiators, wood-effect laminate flooring, three wall light points, a striking fireplace set on a quarry hearth, and elegant glazed double doors leading to the Conservatory.

Step into the bright Conservatory, spanning 3.2m x 2.93m (10'5" x 9'7"), adorned with full-height windows on two sides and tasteful wood-effect laminate flooring.

The Snug/Study, sized at 3.25m x 2.43m (10'7" x 7'11"), offers a snug retreat with wood-effect laminate flooring, a central heating radiator, and a front-facing window.

At the core of the home lies the Living Kitchen, comprising the Kitchen Area and Dining Area:

Kitchen Area: A generous 6.3m x 2.58m (20'8" x 8'5") hosting a stainless steel sink and draining unit



set into a solid wood worktop with tiled surrounds. Featuring an array of fitted base and wall units, including a saucepan drawer, ceramic hob, extractor canopy, recessed ceiling light, a central heating radiator, wood-effect laminate flooring, a rear window, glazed double doors to the side, and an archway opening into the Dining Area.

Dining Area: Matching the dimensions of the Kitchen Area at 6.3m x 2.58m (20'8" x 8'5"), equipped with a central heating radiator, wood-effect laminate flooring, and ceiling coving.







Peaceful and inviting, the Sitting Area/Garden Room, measuring 3.59m x 3.43m (11'9" x 11'3"), boasts wood-effect laminate flooring, underfloor heating, and panoramic glazing on three sides offering serene rear views.

Combining practicality, the Utility Room spans 2.36m x 1.76m (7'8" x 5'9"), complete with a side window, wood-effect laminate flooring, appliance space, a stainless steel sink, ample base and wall cupboards, tiled surrounds, a wall-mounted gas-fired central heating boiler, and a convenient courtesy door leading to the garage.

Head up to the Split Level Galleried Landing, with a central heating radiator, a leaded window at the front, an airing cupboard, and access to the roof void.

Bedroom One, measuring 4.64m x 3.62m plus bay window (15'2" x 11'10"), offers comfort with a central heating radiator and a window flooding the room with natural light.

The En-Suite, spanning 4.62m x 1.67m (15'1" x 5'5"), boasts a spacious walk-in shower with tiled surrounds, a wc, a wash basin with cupboard underneath, a window, and a sunken bath surrounded by tiling.

Bedroom Two, with dimensions of 3.96m x 3.7m (12'11" x 12'1"), features two windows on the side elevation, a central heating radiator, and wood-effect laminate flooring.

The En-Suite presents a practical layout with a twin-sized shower cubicle, wash basin, wc, tiled surrounds, a central heating radiator, wood-effect flooring, and a skylight providing natural light.

Bedroom Three: Spanning 3.75m x 3.68m (12'3" x 12'0"),

this room offers a rear window and central heating radiator.

Bedroom Four: Measuring 4.60m x 3.62m plus bay window (15'1" x 11'10"), featuring a rear window, central heating radiator, and ample relaxing space.

Bedroom Five: Sized at 3.63m x 3.03m (11'10" x 9'11") with a central heating radiator and a built-in double wardrobe for efficient storage.

The Bathroom with a wash basin set into an alcove with a window above, complemented by a base cupboard. It features a bath, wc, a separate shower cubicle with tiled accents, a central heating radiator, ornate tiling up to dado level, and enduring wood-effect laminate flooring.

Step outside to a private driveway leading to the garage. The rear garden, with a lawned area and countryside views, boasts a patio, raised decking, and a covered walkway with garage access.

The Garage, measuring 5.38m x 5.26m plus 2.63m x 1.88m (17'7" x 17'3"), features double doors, a workshop area, a half-glazed side door, and expansive windows for ample natural light.





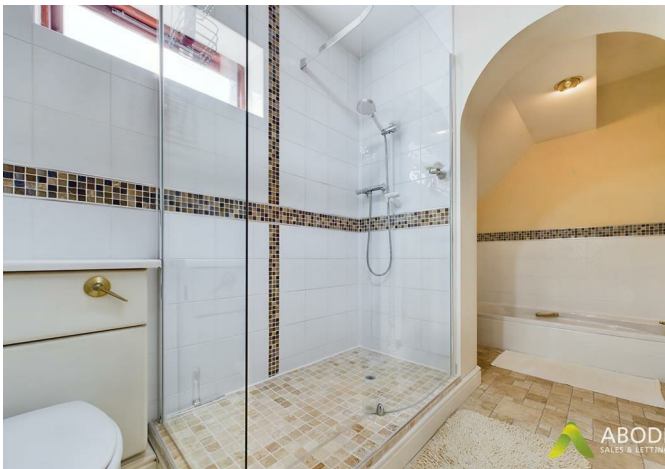
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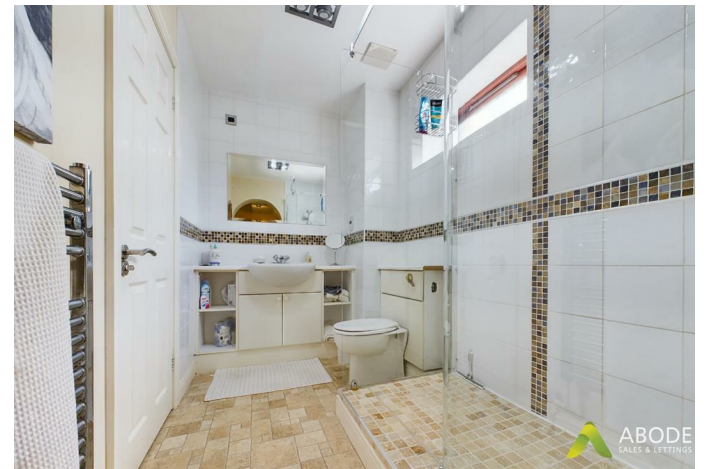
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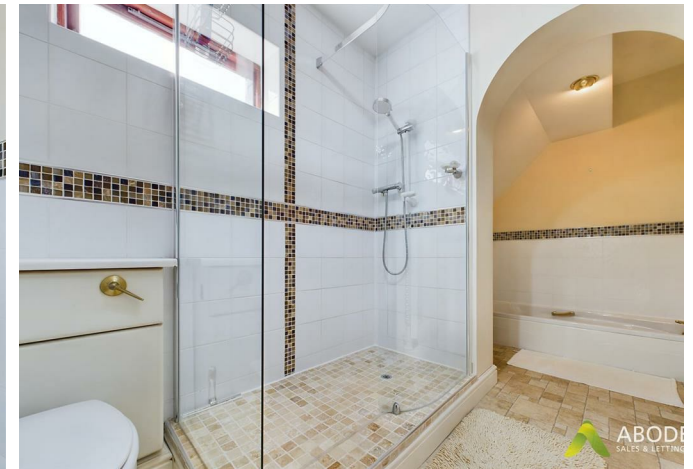
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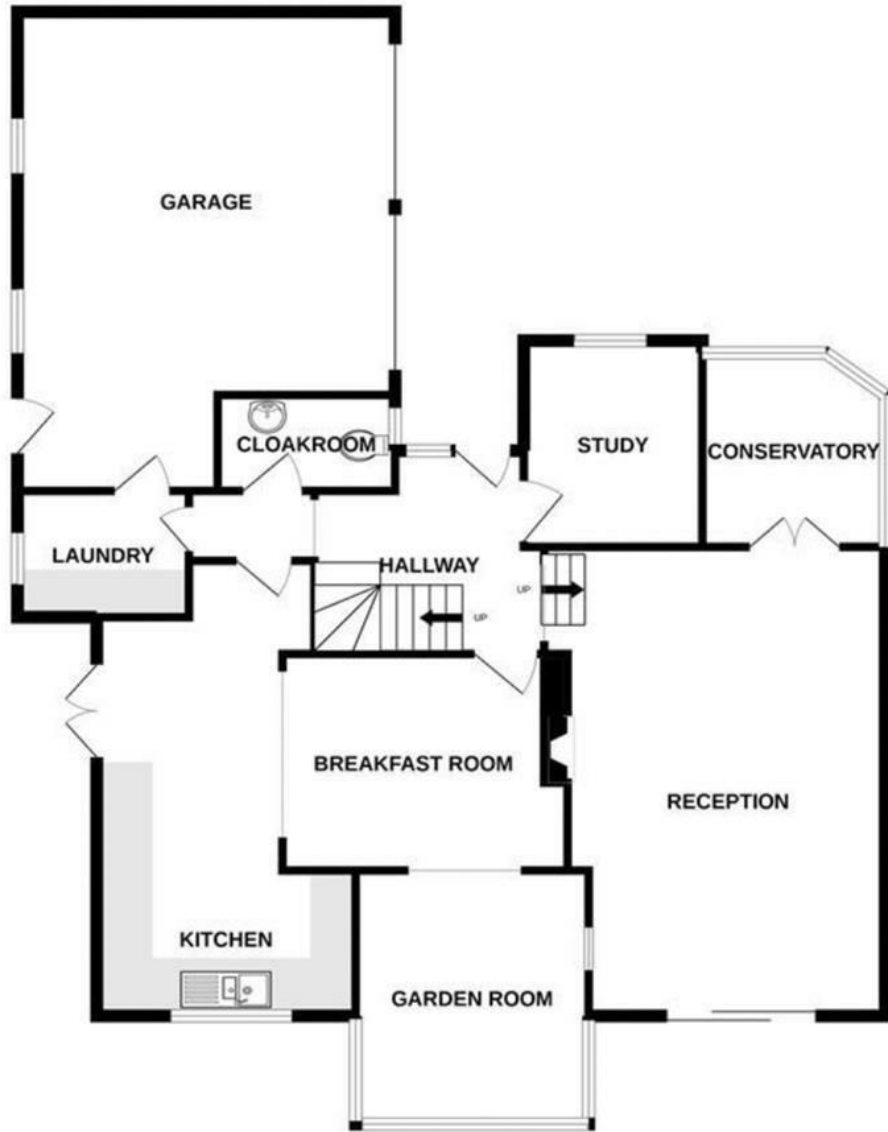
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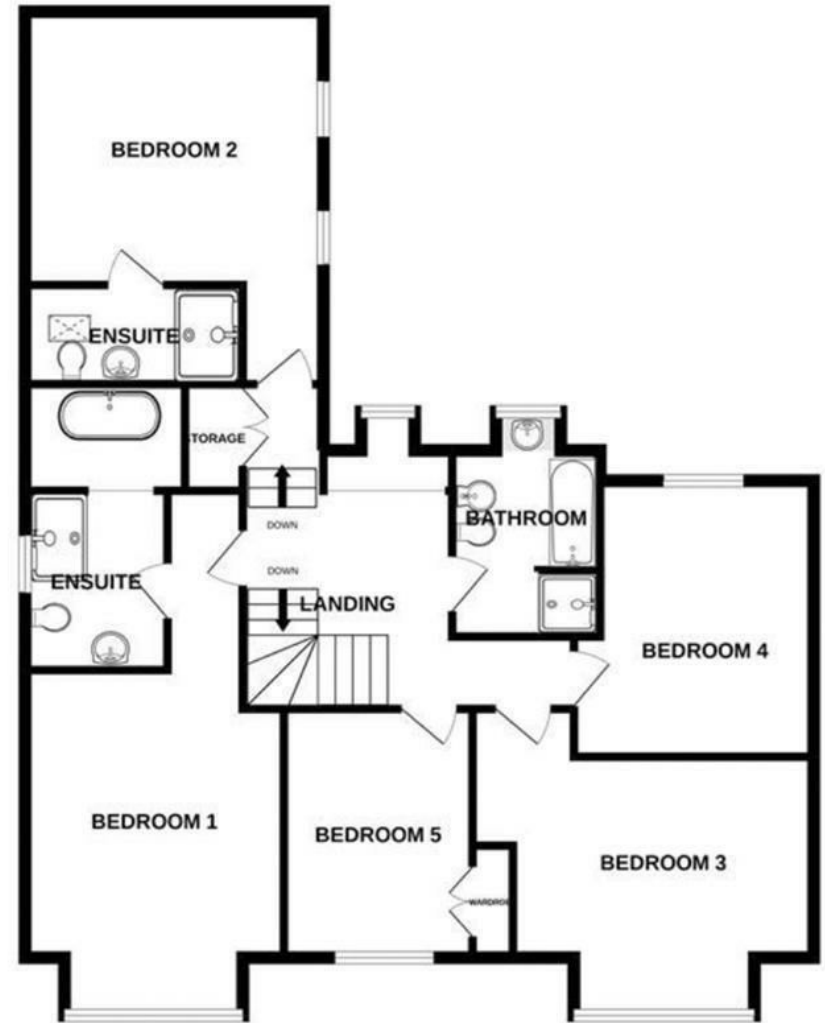


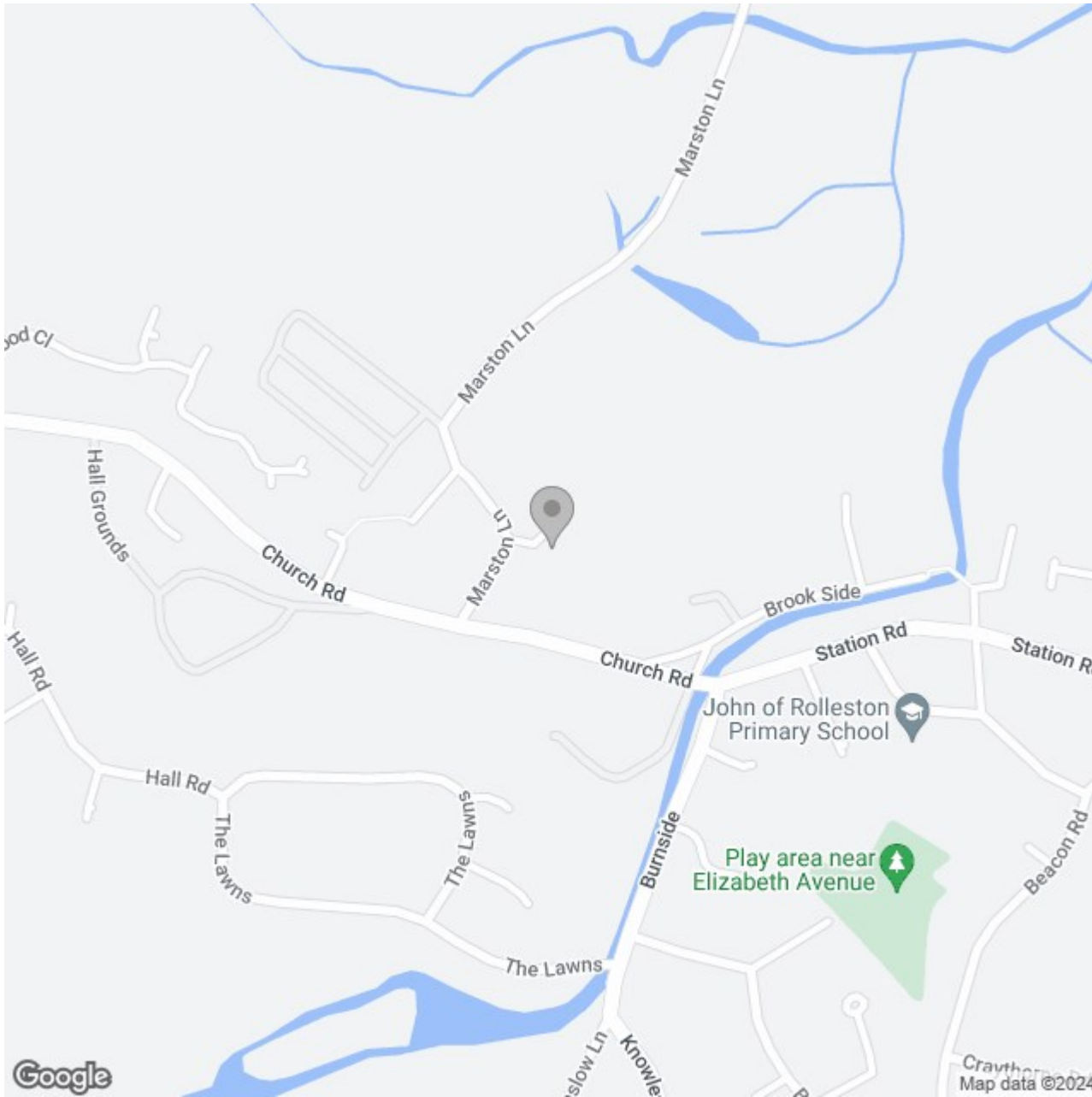


GROUND FLOOR
1422 sq.ft. (132.1 sq.m.) approx.



1ST FLOOR
1145 sq.ft. (106.3 sq.m.) approx.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	