





A beautifully appointed five bedroom detached property, situated within the desirable village of Rolleston on Dove, having good access to a range of local amenities and transport links. The property benefits from five well proportioned bedrooms, of which two have en-suite shower rooms, two reception rooms as well as a formal study and a double detached garage with parking facility in front. Viewing is highly recommended strictly via appointment only.



Accommodation

Entrance Hall

With a central heating radiator, composite front entrance door with glazed panel, coving to ceiling, stairs rising to the first floor, and doors leading off to:

WC Cloakroom

Featuring a low-level WC, washbasin with mixer tap and vanity unit underneath, tiled splash back, heated ladder towel rail, bespoke cupboard unit, and electric extractor fan.

Lounge Diner

Equipped with a central heating radiator, double glazed windows to the front elevation, double UPVC French doors opening to the patio, and coving ceiling.

Kitchen Diner

Includes a selection of matching wall and base units with a straight edge preparation work surface, one and a half bowl sink with mixer tap and drainer, five-ring gas hob with undercount drawers and over hob extractor, double electric oven, integrated fridge freezer, integrated dishwasher, breakfast bar with quartz top and seating overhang, central heating radiator, recessed spotlighting, two double glazed windows to the front and side elevation, and a door leading to the utility room.

Utility Room

Features matching wall and base units with space for a washing machine and tumble dryer, a large storage cupboard, electric extractor fan, recessed



spotlighting, and a composite rear access door with a double glazed panel.

First Floor Landing

Boasts coving to ceiling, stairs rising to the second floor, central heating radiator, and doors leading off to:

Master Bedroom

With a central heating radiator, double glazed window to the front elevation, coved ceiling, and an opening leading to the walk-in dressing room.







Walk-in Dressing Room

Offers a selection of built-in wardrobes, a double glazed window to the rear elevation, and a door leading to the ensuite shower room.

Ensuite Shower Room

Featuring a low-level WC, washbasin with mixer tap, shower cubicle with glass sliding door and gravity shower over, tiled splash back, tiled flooring, heated ladder towel rail, electric extractor fan, recessed spotlighting, and a double glazed window to the side elevation.

Study

Equipped with a central heating radiator, coving to ceiling, and a double glazed window to the front elevation.

Second Floor Landing

With a central heating radiator, double glazed windows to the rear elevation, loft hatch, and coving to the ceiling.

Bedroom Five

Includes a central heating radiator and a double glazed window to the rear elevation.

Family Bathroom

Comprises a three-piece suite with a low-level WC, bath with individual hot and cold taps and gravity shower over, washbasin with individual hot and cold taps and vanity unit below, heated ladder towel rail, recessed spotlighting, electric extractor fan, and a double glazed window to the front elevation.

Bedroom Two

Featuring a central heating radiator, double glazed window to the front elevation, built-in wardrobe, and a

door leading to the ensuite shower room.

Ensuite Shower Room

Comprising washbasin with mixer tap and vanity unit below, low-level WC, double shower cubicle with glass sliding door and gravity shower over, tiled splash back, tiled flooring, heated ladder towel rail, window to the side elevation, recessed spotlighting, and an electric extractor fan.

Bedroom Three

With a central heating radiator, double glazed windows to the front and side elevation, and a built-in wardrobe.

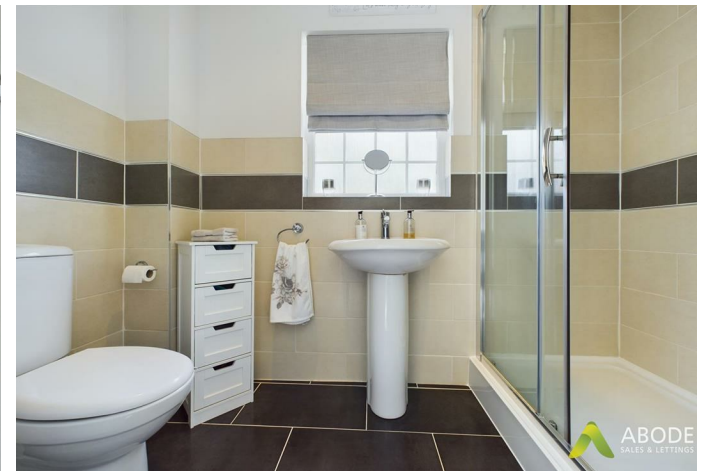
Bedroom Four

With a central heating radiator, double glazed window to the rear elevation, and a built-in wardrobe.

Outside

The outside of the property to the front elevation offers an immaculate fore garden with low bricked wall and a paved pathway leading to the front entrance door. The rear elevation features an impressive landscaped garden having extensive patio area, laid to lawn garden with a range of shrubs. Steps lead up to the pedestrian garage access.

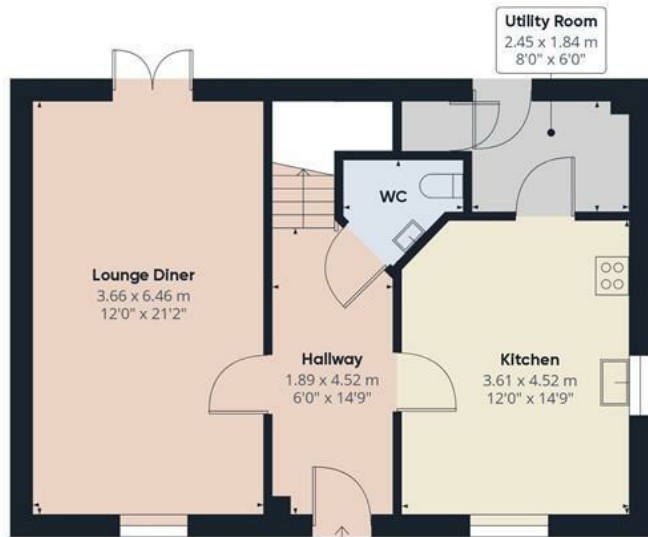












Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

198.81 m²

2139.97 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Utility Room

2.45 x 1.84 m
8'0" x 6'0"

WC

Lounge Diner

3.66 x 6.46 m
12'0" x 21'2"

Hallway

1.89 x 4.52 m
6'0" x 14'9"

Kitchen

3.61 x 4.52 m
12'0" x 14'9"

Floor 0 Building 1

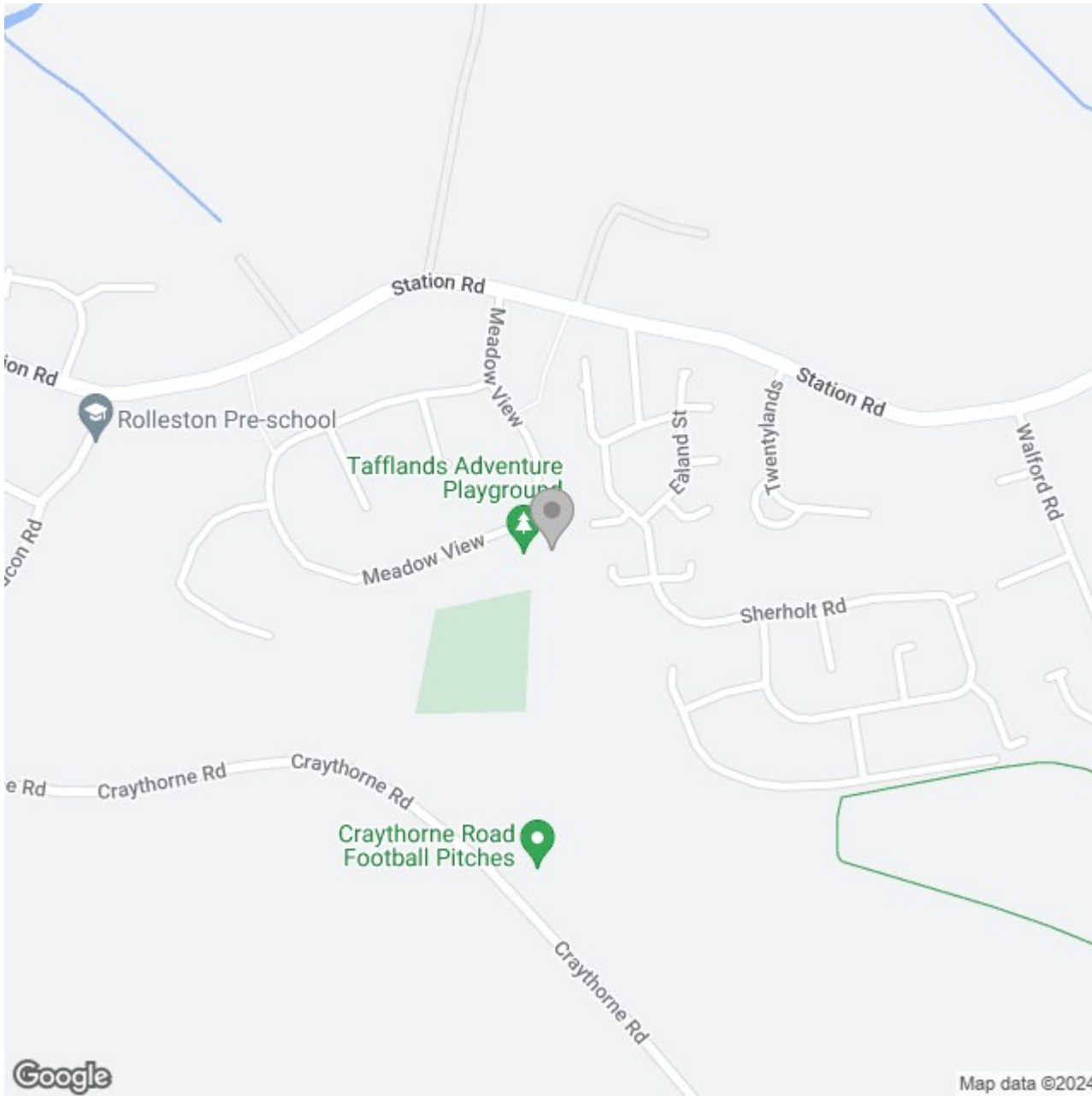
Approximate total area⁽¹⁾

59.17 m²
636.9 ft²

(1) Excluding balconies and terraces

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	