







A rare opportunity to acquire a three-bedroom detached property situated in the highly sought-after village of Rolston-on-Dove. Offering excellent potential, the home features an extended kitchen, three well-proportioned bedrooms, and a generous rear garden. A large driveway provides ample off-street parking and leads to an attached garage. With its desirable location and scope for further enhancement, this property presents an exceptional opportunity for buyers seeking a home in a prime village setting.





## Accommodation

### \*\*Ground Floor:\*\*

The ground floor accommodation is accessed via a glazed front entrance door, leading into a welcoming entrance hallway with a central heating radiator, under-stairs storage, and a staircase rising to the first floor. A door leads through to the spacious living room, which benefits from dual-aspect natural light, featuring a double-glazed window to the front elevation and a sliding double-glazed door to the rear. The room is further enhanced by two central heating radiators, providing a comfortable living environment.

The property boasts an extended kitchen, offering a range of matching wall and base units with roll-edge preparation work surfaces and tiled splash backs. There is space for a fridge and freezer, a washing machine, and a one-and-a-half bowl sink with a mixer tap and drainer. The kitchen is fitted with two electric ovens, an electric hob, and benefits from a window to the rear elevation. From the kitchen, a door provides access to the WC cloaks and an additional door leads through to the garage.

### \*\*First Floor:\*\*

The staircase ascends from the entrance hallway to the first-floor landing, which features a loft hatch, an airing cupboard, and a double-glazed window to the side elevation. Doors lead to three well-proportioned bedrooms and the family bathroom.

The family bathroom comprises a modern three-piece suite, including a bath with a mixer tap and shower over, a wash hand basin with a mixer tap,



and a low-level WC. The space is complemented by a central heating radiator and a double-glazed window to the rear elevation with opaque glass for privacy.

The master bedroom benefits from a selection of fitted wardrobes and drawers, providing ample storage space. It also features a central heating radiator and a double-glazed window to the front elevation. The second bedroom includes a central heating radiator and a double-glazed window overlooking the rear elevation. The third bedroom, ideal as a single room or home office, has a









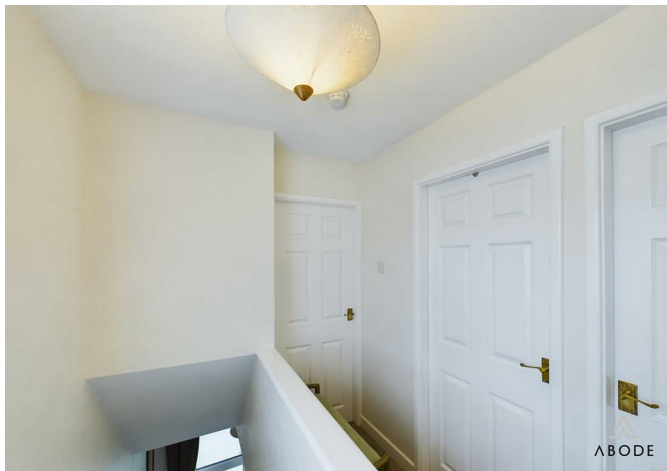


built-in wardrobe, a central heating radiator, and a double-glazed window to the front elevation.

**\*\*Outside:\*\***

The property is set back from the road, with a large driveway providing ample off-street parking and leading to the attached garage. The rear garden is of a generous size, offering excellent potential for landscaping and outdoor entertaining. Enclosed by fencing, it provides a private and secure space, ideal for families or those looking to create their dream outdoor retreat.



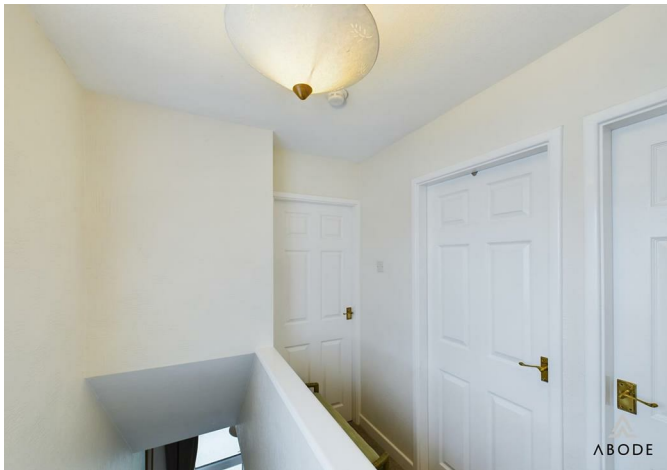




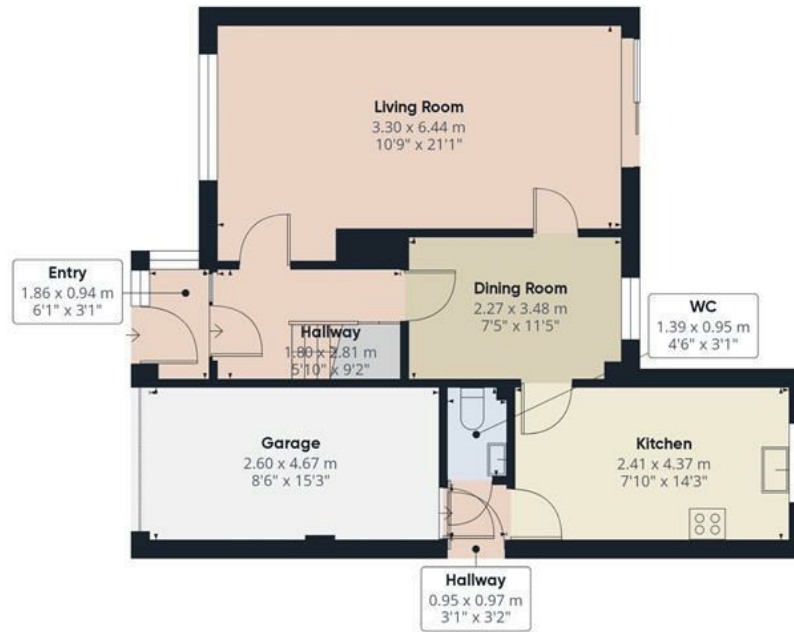












Floor 0

Approximate total area<sup>(1)</sup>

95.39 m<sup>2</sup>

1026.77 ft<sup>2</sup>



Floor 1

(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.

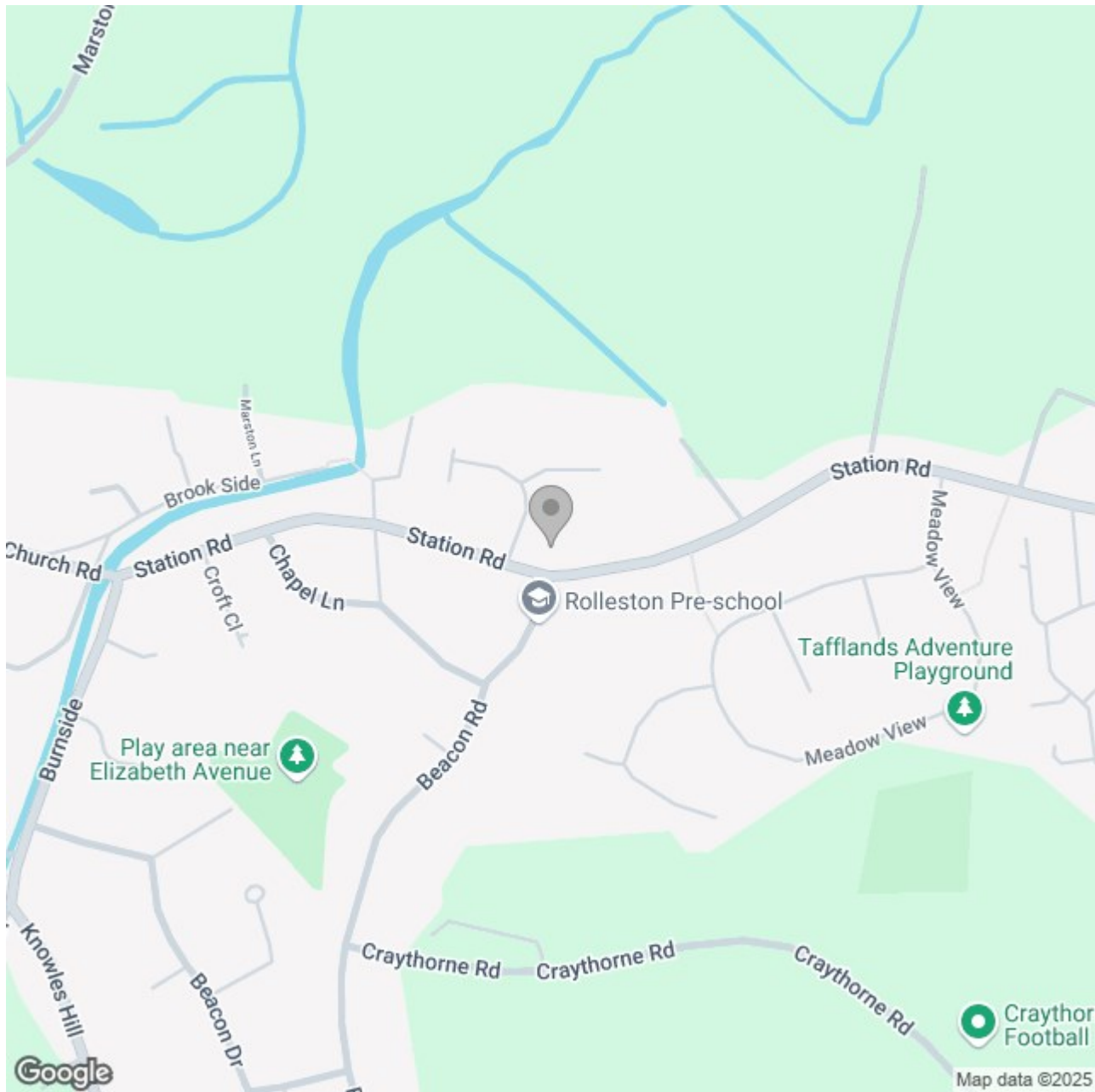
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360









### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 