





This is an impressive property offering a vestibule and entrance hall, guest cloakroom and study. A large lounge with a feature fireplace and log burner, fitted dining kitchen and breakfast room. Four double bedrooms, master bedroom with en suite shower room. Long drive with ample parking for 3-4 vehicles and a double garage, with a stunning rear garden. INTERNAL

VIEWING IS A MUST

Cauldwell is approximately 5 minute drive to Rosliston village, local co-op, public house, primary school (15 minute walk through the forestry). Also, local and roughly the same time is a drive to Barton under Needwood & Burton on Trent. Major Road networks included the A38 (approx. 10. minute drive and the M42 15 minute drive.



ABODE
SALES & LETTINGS

VESTIBULE

Entrance vestibule with fitted seating and useful storage, entrance door into -

ENTRANCE HALL

Stairs to the first floor, under stairs storage cupboard, radiator, wood effect flooring and doors to -

CLOAKROOM

Low flush WC, wash hand basin, double glazed window and a chrome ladder style radiator.

STUDY

Wood effect flooring, radiator and a double glazed window.

LOUNGE

Feature fireplace with a feature cream log burner and granite half, wood effect flooring, radiator and a double glazed window.

FITTED KITCHEN

Fitted wall mounted base and drawer unit with solid wood work surfaces and a ceramic sink unit with mixer tap. Fitted electric oven and hob, plumbing and space for a washing machine, two double glazed windows and a stable door to the side, wood effect flooring and doorway to -

BREAKFAST ROOM

This room offers plenty of flexibility. Radiator, solid wood breakfast bar, two double glazed windows and double doors onto the garden.

FIRST FLOOR LANDING

Loft access, radiator and doors to -



BEDROOM I

Built-in wardrobes and drawers, radiator, double glaze window, wood effect flooring and door to -

EN SUITE

Corner shower cubicle, low flush WC, vanity sink unit with wash hand basin and storage cupboard under, double glazed window and a chrome ladder style radiator.

BEDROOM 2

Double glazed window, radiator and wood effect flooring







BEDROOM 3

Fitted wardrobes, radiator, double glazed window and wood effect flooring.

BEDROOM 4

Radiator, double glazed window and wood effect flooring.

BATHROOM

Panel enclosed bath with an electric shower over low flush WC, vanity sink unit with wash hand basin and fitted drawers under, chrome ladder style radiator, double glazed window and a wood effect flooring.

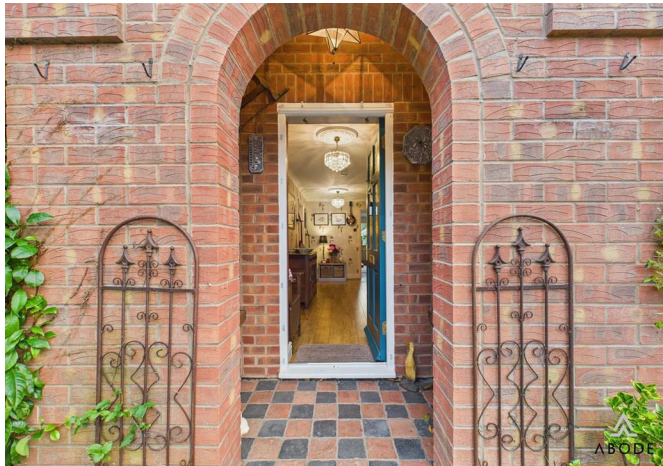


DOUBLE GARAGE

Two up and over doors, power and lights.

OUTSIDE

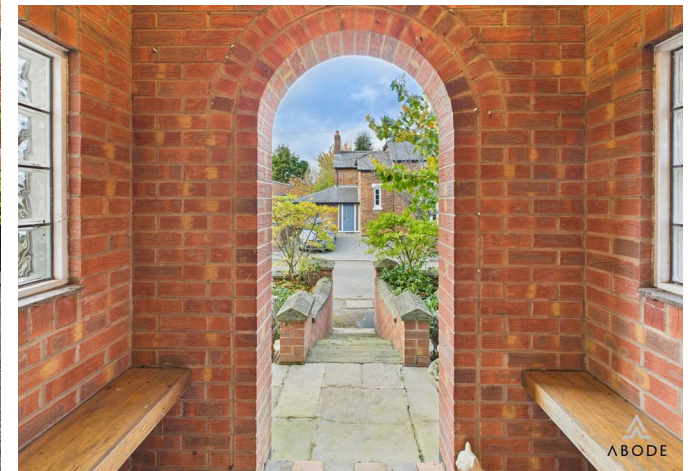
Front garden with mature shrubs and plants. Long side drive with a gate down to the double garage. The rear garden offers, a lawn, seating areas, greenhouse, water feature and raised beds.

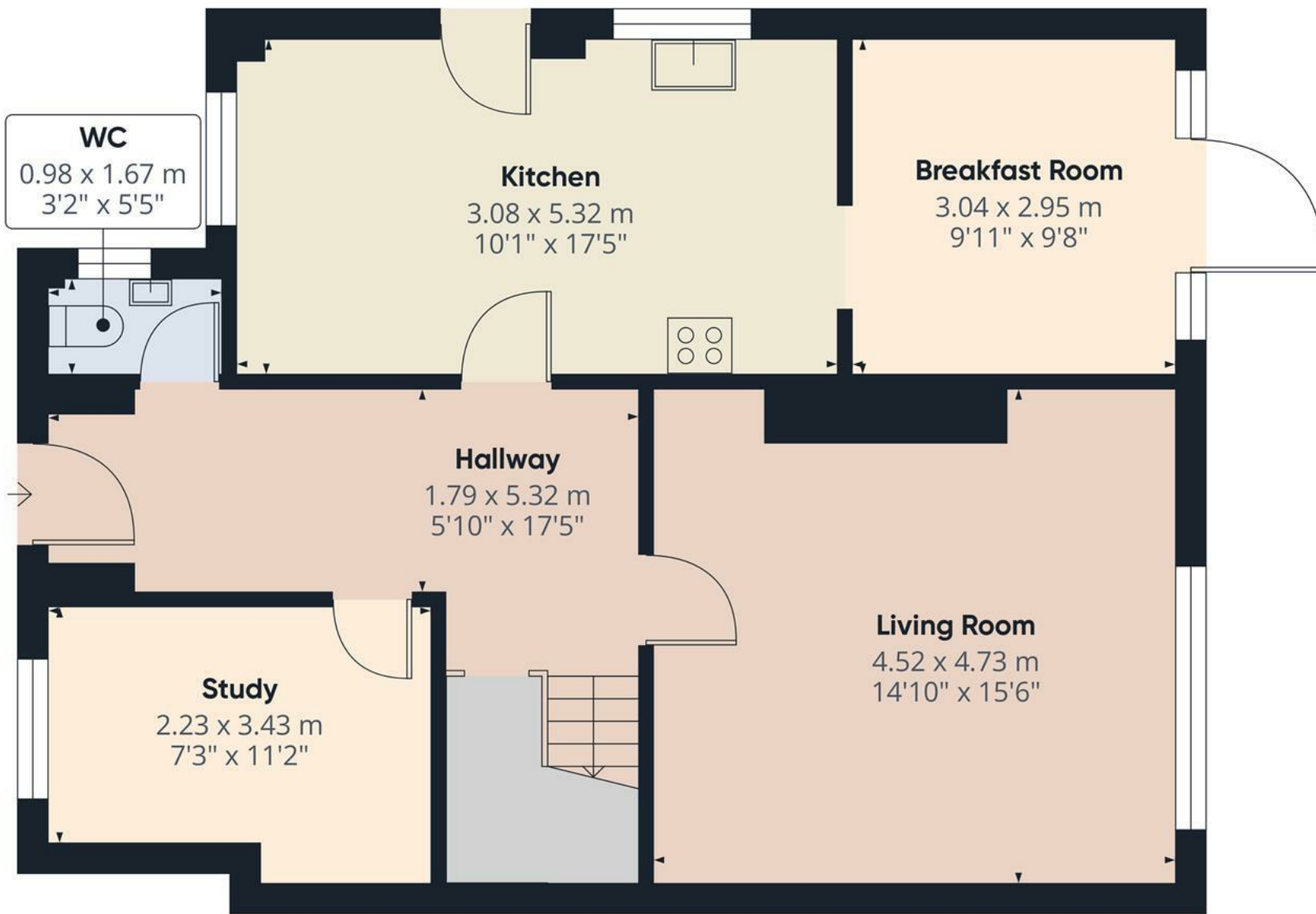












Approximate total area⁽¹⁾

70.7 m²

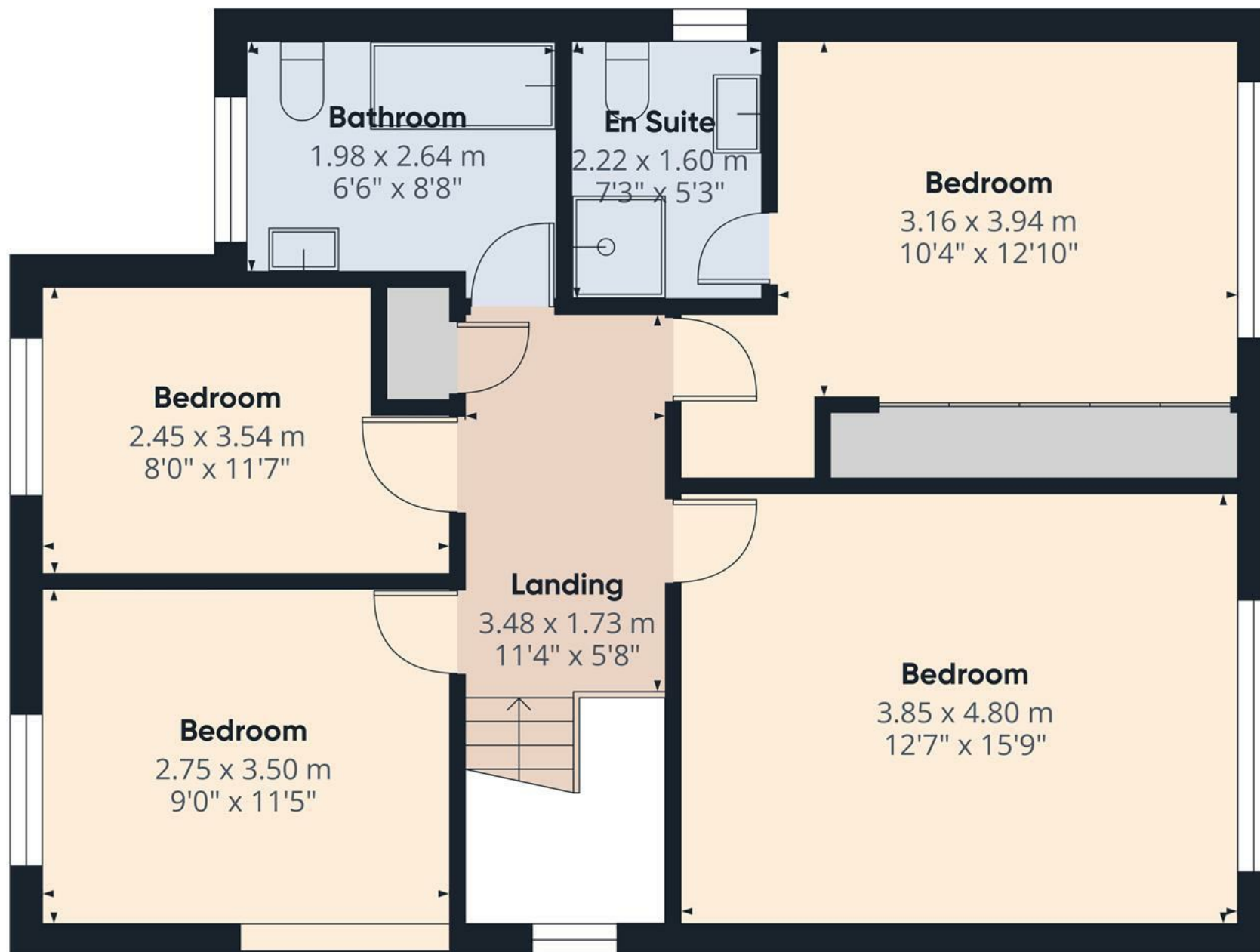
760 ft²

(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

Floor 0



Approximate total area⁽¹⁾
68.2 m²
735 ft²

(1) Excluding balconies and terraces

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Floor 1

