



Knightswood Close, Rosliston, Derby

 5  2  1

Guide price £475,000



Key Features

- Executive Detached Family Home
- Five Bedrooms
- Master Bedroom With En-Suite
- Driveway & Integral Garage
- Landscaped Rear Garden
- Exclusive Development In Rosliston
- EPC rating B
- Freehold





Newton Fallowell are pleased to be able to offer for sale this executive five bedroomed detached family home in an exclusive development in Rosliston. Presented in a 'Show Home' condition the internal accommodation in brief comprises: - entrance hall, lounge, living dining kitchen, utility room, guest cloak room and on the first floor a galleried landing leads to five bedrooms, master en-suite and family bathroom. The internal specification of this property is second to none.

Accommodation In Detail

Frosted composite double glazed door with frosted Upvc side panels leading to:

Entrance Hall

having staircase rising to first floor, doorbell chime, underfloor heating and built-in understairs storage housing consumer unit.

Lounge 3.88m x 6.32m (12'8" x 20'8")

having marble effect fire surround with fitted electric fire, media points, BT point, underfloor heating and large floor to ceiling Upvc double glazed bay window to front elevation.

Living Dining Kitchen 9.13m x 3.7m (30'0" x 12'1")

featuring:

Kitchen Area

having range of Shaker style base and wall mounted units with solid wood doors and chrome handles, square edged laminate work surfaces, five ring Neff induction hob with Neff extractor over, Neff electric oven, integrated dishwasher, wine fridge and fridge/freezer, built-in recycling bins, stainless steel sink and drainer with chrome mixer tap, under counter lighting and underfloor heating.

Dining Area

having media points, Upvc double glazed window to rear elevation and Upvc double glazed bi-fold patio doors to rear elevation.

Utility Room 2.05m x 1.64m (6'8" x 5'5")

having base and wall mounted storage cupboards, space for washing machine and tumble dryer, stainless steel sink and drainer with chrome mixer tap, underfloor heating, extractor fan and Upvc composite door to side elevation.

Guest Cloak Room 0.89m x 1.64m (2'11" x 5'5")

having low level wc with chrome push plate, space-saving vanity wash basin with chrome mixer tap, tiled splashback and extractor fan.

On The First Floor

Landing

having access to loft space, built-in storage cupboard with shelves and rail, one central heating radiator and Upvc double glazed window to front elevation.

Master Bedroom 3.4m x 4.24m (11'2" x 13'11")

having thermostat for first floor central heating, media points, one central heating radiator and Upvc double glazed window to rear elevation.

Dressing Area 1.9m x 2.24m (6'2" x 7'4")

having two built-in double wardrobes with sliding doors with range of shelves and rails and one central heating radiator.

En-Suite 1.92m x 2.24m (6'4" x 7'4")

having low level wc with chrome push plate, wall mounted vanity wash basin with chrome mixer tap, double width enclosed shower with chrome thermostatic waterfall shower and chrome hand held shower, full tiling complement to shower cubicle, half height tiling behind sink and toilet, shaver point, extractor fan, wall mounted chrome towel radiator and frosted Upvc double glazed window to side elevation.





Bedroom Two 3.9m x 3.45m (12'10" x 11'4")

having tv aerial point, one central heating radiator and Upvc double glazed window to front elevation.

Bedroom Three 3.1m x 3.15m (10'2" x 10'4")

having tv aerial point, one central heating radiator and Upvc double glazed window to rear elevation.

Bedroom Four 3.1m x 3.04m (10'2" x 10'0")

having tv aerial point, one central heating radiator and Upvc double glazed window to front elevation.

Bedroom Five 2.46m x 3.15m (8'1" x 10'4")

having one central heating radiator and Upvc double glazed window to rear elevation.

Family Bathroom 3.1m x 2.54m (10'2" x 8'4")

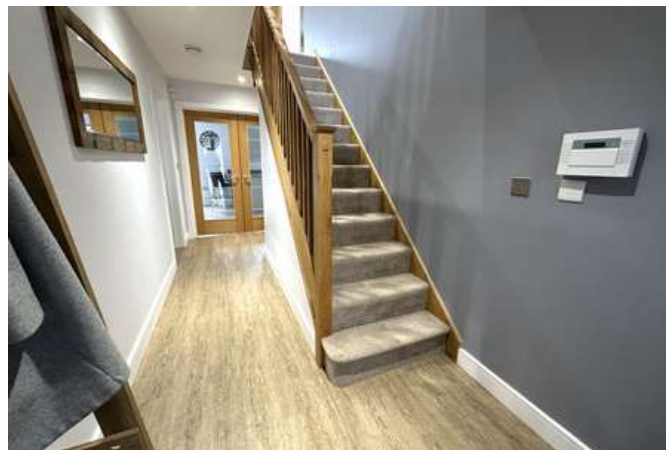
having low level wc with chrome push plate, wall hung half pedestal wash basin with chrome mixer tap, bath with chrome fittings, shower cubicle with thermostat chrome shower, full tiling complement to shower cubicle and around bath, half tiling behind sink and toilet, shaver point, extractor fan, wall mounted chrome heated towel radiator and frosted Upvc double glazed window to side elevation.

Outside

The property has a good sized frontage, block paved double width driveway providing parking for two vehicles and leading to an integral garage. The fore garden is mainly laid to lawn and lined by box hedges. To the rear is a fully enclosed garden with large Indian stone patio, lawned area. There is an electric car charging point.

Garage

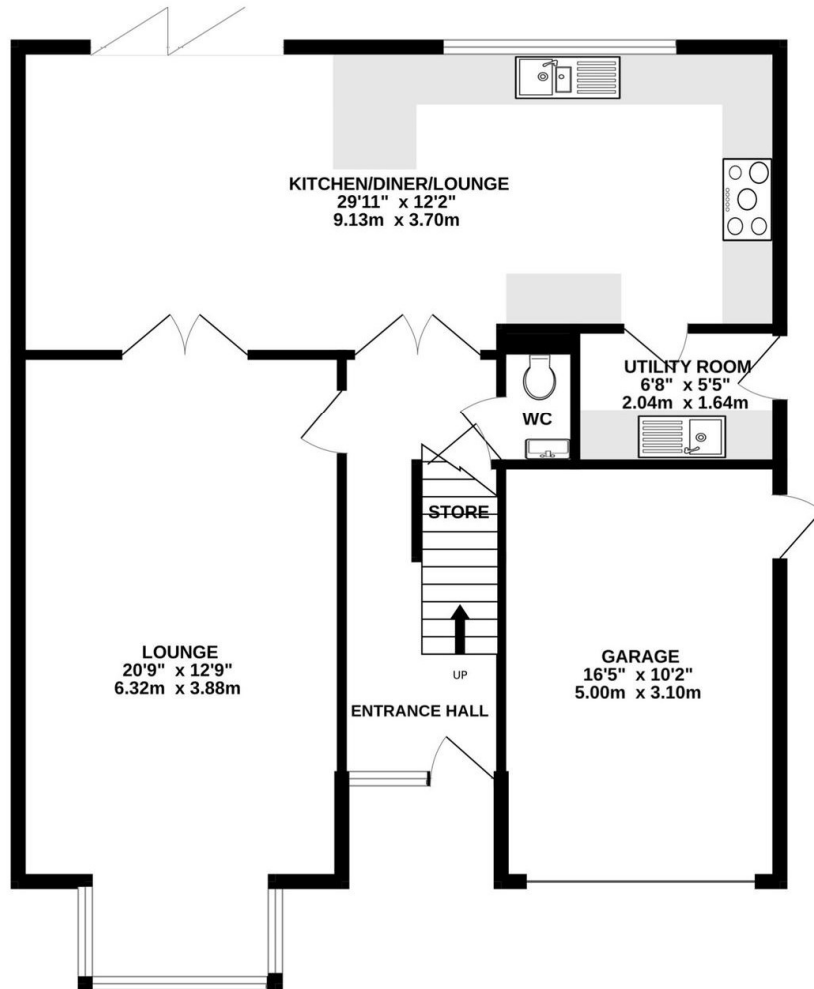
having up and over garage door and frosted composite double glazed door to side elevation.



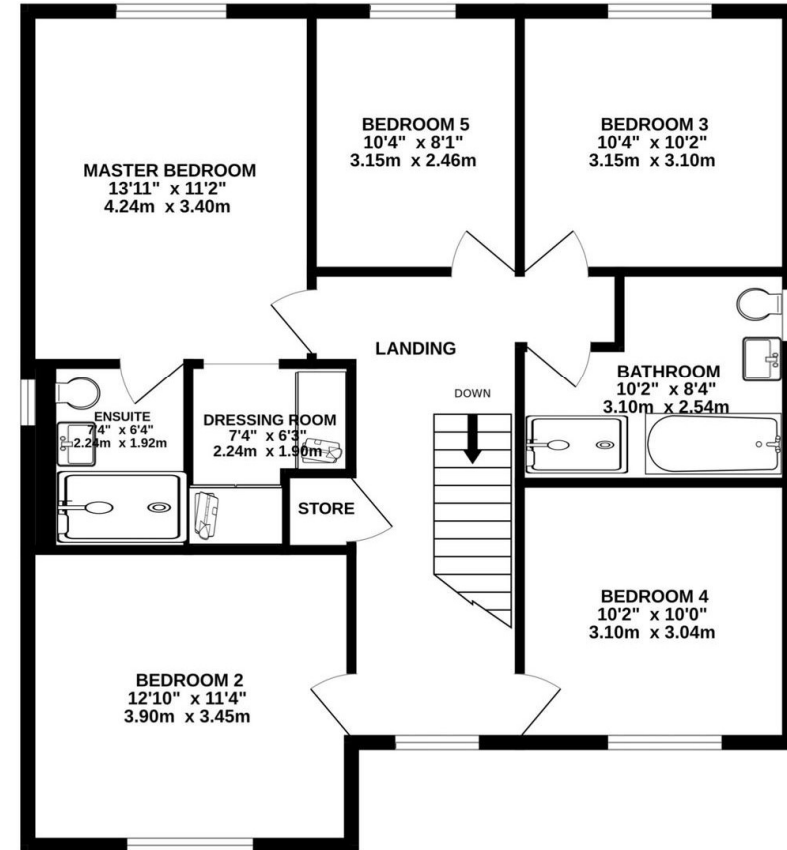




GROUND FLOOR
987 sq.ft. (91.7 sq.m.) approx.



1ST FLOOR
910 sq.ft. (84.5 sq.m.) approx.



TOTAL FLOOR AREA : 1897 sq.ft. (176.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		92
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

Services

All mains services are believed to be connected to the property.

Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

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