



Main Street, Rosliston, Burton-on-Trent



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Guide price £235,000



Key Features

- Delightful Character Cottage
- Central Village Location
- Immense Character Throughout
- Fabulous Rear Garden
- Driveaway Providing Ample Parking
- Extensive & Very Spacious Ground Floor Accommodation
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this delightful character cottage located within the centre of the ever popular village of Rosliston. With both gas fired central heating and double glazing the home is of a unique layout and only by a detailed internal inspection can the overall charm of this home be fully appreciated. In brief the accommodation comprises: - beamed front sitting room with feature fireplace, large irregular shaped sitting room with feature fireplace and log burner together with dining area with French doors leading out to the rear garden. There is a fabulous fitted breakfast kitchen with rear lobby and guest cloaks off. On the first floor a large study/landing area leads to the master bedroom and bathroom. On the second floor a good sized attic which is currently being used as an occasional bedroom for guests. Outside a driveway to the left hand side of the boundary provides ample parking, there is a delightful mature landscaped garden and a separate brick built building which could be converted and used for a variety of purposes.

Accommodation In Detail

Hardwood entrance door with leaded double glazed light over leading to:

Beamed Sitting Room 3.6m x 3.66m (11'10" x 12'0")

having Upvc double glazed window to front elevation, glazed window to side, one double central heating radiator, beams to ceiling, feature brick fireplace with quarry tiled hearth and multi panelled glazed door leading to:

Rear Reception Room

featuring:

Sitting Room Area

having feature fireplace with quarry tiled hearth, dressed brick arch and inset cast iron log burner, one central heating radiator, Upvc double glazed window to side elevation, fitted wall light points, heavily beamed ceiling and dog legged staircase rising to first floor with understairs storage cupboard.

Dining Area

having two central heating radiators, Upvc double glazed window to rear elevation and Upvc double glazed French doors opening out to the rear patio.

Breakfast Kitchen

having a good range of oak fronted base and wall mounted units with complementary rolled edged working surfaces, stainless steel sink and draining unit, washing machine and dishwasher that can be included in the sale, one double central heating radiator, feature exposed brick wall, heavily beamed ceiling, plumbing for washing machine and Upvc double glazed windows to side and rear elevations.

Rear Lobby

having double glazed door to rear elevation.

Guest Cloak Room

having low level wc, wall mounted wash basin, obscure Upvc double glazed window to rear elevation.

On The First Floor

Study Area

having Upvc double glazed window to side elevation, one double central heating radiator, useful overstairs store housing fitted Worcester condensing combi gas fired central heating boiler and staircase rising to second floor attic room.

Bedroom

having Upvc double glazed window to front elevation, one central heating radiator, range of double built-in mirror fronted wardrobes and feature cast iron ornate fireplace.



Bathroom 3.5m x 2.8m (11'6" x 9'2")

having panelled bath with shower attachment over, pedestal wash basin, low level wc, shower enclosure with electric shower, one central heating radiator, Upvc double glazed windows to side and rear elevations and range of built-in cupboards.

On The Second Floor

Attic Room 3.52m x 3.52m (11'6" x 11'6")

having fitted laminate flooring, double glazed window to side elevation, fitted wall light points, one central heating radiator and access to eaves storage cupboard.

Outside

Pedestrian access to the front door with small paved area immediately outside. To the side of the property is a single gate and double gates that give access to the properties gravel driveway for two cars, a timber shed and sectional concrete coal bunker. The garden is partly walled, very pleasant garden with mature trees, borders and seating areas. There is a separate brick built store.

Store 3.8m x 2.6m (12'6" x 8'6")

having doors to front and rear, window to front, electric light and power.



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

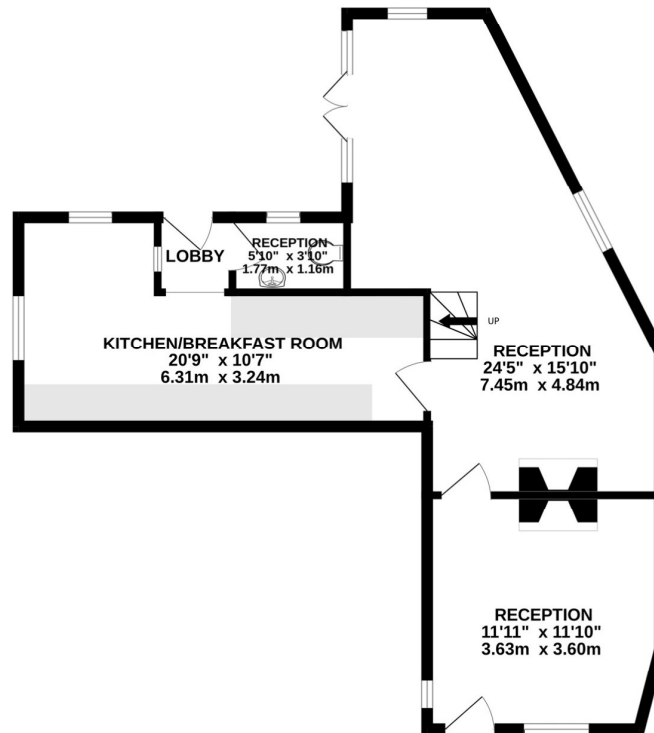
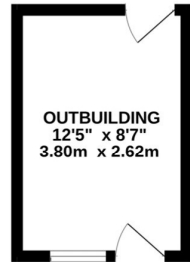
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

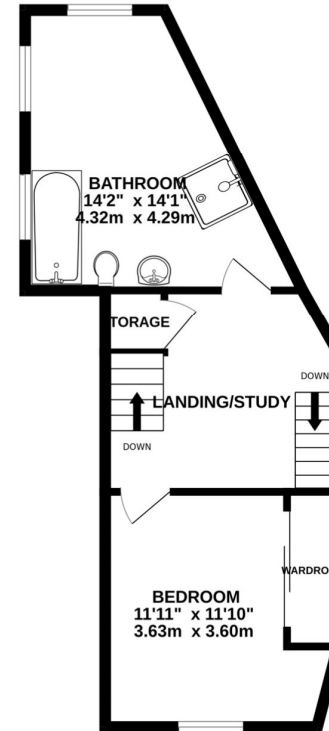
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.



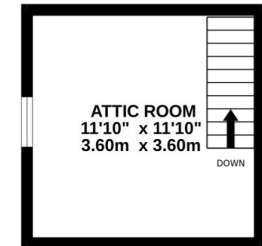
GROUND FLOOR
707 sq.ft. (65.7 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.

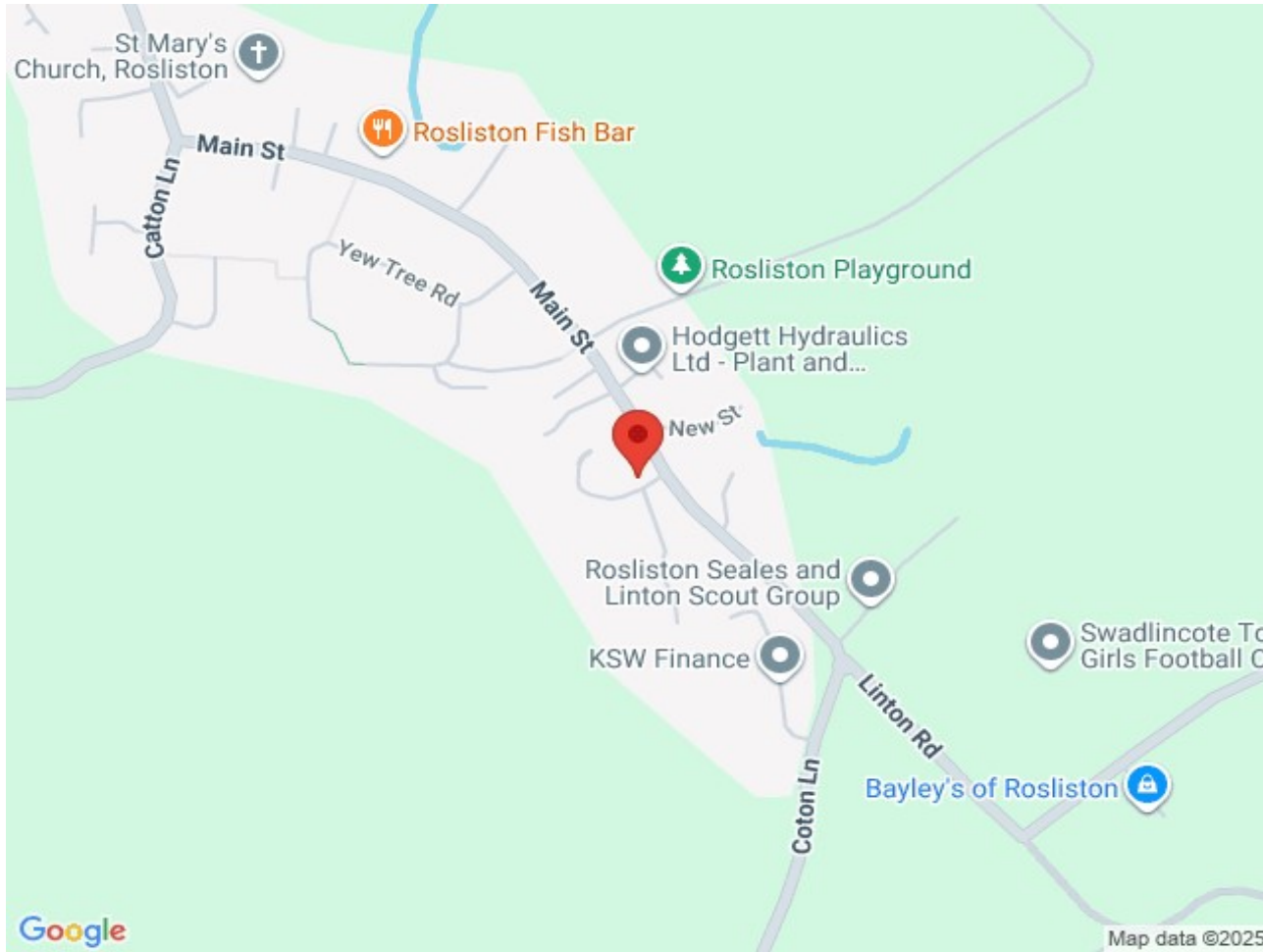


2ND FLOOR
139 sq.ft. (13.0 sq.m.) approx.



TOTAL FLOOR AREA : 1253 sq.ft. (116.4 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		
(81-91) B		
(69-80) C		72
(55-68) D	55	
(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		