



2 | Manor Farm Close | Rolleston | NG23 5SW

£570,000

FENTON JONES

## Key features

- Rural village location
- 4 Bedrooms with master ensuite
- Double garage
- Generous downstairs living space
- Large conservatory
- Open aspect views of the countryside
- Minster School catchment

## Description

A four bedroom family home which sits in an enviable location on a private cul-de-sac in the beautiful rural village of Rolleston. With generous downstairs living space, this is a fabulous home in a sought after location within the Southwell Minster School catchment.

The downstairs living space here has a lovely feel about it with large double doorways connecting the dining room, conservatory and sitting room which conjures a flowing, open plan feel to the living areas but still allows for each room to be it's own distinct space. With a contemporary kitchen with breakfast bar, separate utility room, study/playroom and downstairs washroom, this house has plenty of living space.

Upstairs there are four bedrooms; a master bedroom with ensuite, 2 further double sized bedrooms and a single bedroom as well as a family bathroom.

The garden and outlook is where this home really stands out from the crowd. The beautifully lawned rear garden, which is bordered with post and rail fencing, has a completely open aspect view of the surrounding countryside. A view that can be enjoyed all year round, either cosied in the expansive conservatory or sat on the flagstone patio or raised decking area to the bottom of the garden.

With a private drive, parking for several vehicles and a double garage this home has a lot to offer its new owners in a picturesque village location.

Rolleston is a pretty village with a soon to reopen local pub, surrounded by beautiful open countryside and just under three miles outside of Southwell.



**Entrance Hall 4.1m x 3.3m**

A welcoming light filled spacious hallway with a solid wood front door with full length glass panels to either side, wooden staircase and hardwood floors. With doors leading off to the study, washroom, kitchen, dining room and sitting room.

**Study 2.4m x 3m**

A large home office with window out to the front of the property and laminate wood floors.

**Washroom 1.2m (max) x 1.5m**

Part tiled walls, sink, toilet and frosted window to the front. Wooden floor.

**Kitchen 3.9m x 3m**

A contemporary shaker style cream kitchen with black and grey quartz countertops. There is plenty of storage in this kitchen with both base and eye levels units as well as an integrated Bosch double oven with a warming drawer and induction hob. There is also an integrated full height fridge freezer as well as a Hotpoint dishwasher and a purpose built breakfast bar table with matching quartz top and enough space to seat four. This is a beautifully light space with two double windows looking out over the rear garden and views of the fields beyond. There is a door that leads through to the utility room.

**Utility Room 1.7m x 1.9m**

A fabulously handy utility room with extra kitchen units and countertop space as well as a sink with draining board and space for a washer and a dryer. Window out to the side courtyard and back door out to the side pathway with access to the rear garden and double garage.

**Dining Room 4.2m x 2.9m**

With double doors leading off the entrance hall this dining room has space for a large family table and chairs. Natural light floods into this room through the glass double doors and full length glass panels to either side that lead through to the conservatory and give an extended view of the fabulous rear garden. There are also a set of double wooden doors that connect into the sitting room.

**Sitting Room 3.2m x 6.1m**

A generous sized sitting room with double aspect views with a window to the front of the property and a set of glass double doors with full length side panels through to the conservatory and rear garden beyond. A wonderful room to cosy down in around the gas fire which is surrounded by a contemporary stone mantle and hearth.







#### Conservatory 7.2m x 2.8m

What a fabulous room. An exposed brick and wood conservatory that runs almost the full width of the rear of the property, connecting through from both the dining room and sitting room and so spacious that it has the room for both a cosy sofa area and a table and chairs. The views from this room are just gorgeous and it is the perfect spot to take in the beautiful back garden and open countryside beyond. With tinted roof, laminate floors and French doors which open out onto the patio and rear garden.

#### Stairs to first floor

The wooden dog leg staircase leads up to the large galleried landing with doors off to the bedrooms and family bathroom. Loft access up to the partially boarded loft.

#### Master Bedroom 3.3m x 4m

A lovely master bedroom with a full wall of built in wardrobes and a large window looking out to the front of the property. Door through to the ensuite

#### Ensuite 2m x 1.7m

Fully tiled with corner shower, toilet and sink in vanity unit, heated towel rail and frosted window to the front of the house.

#### Bedroom 2 3.7m (max) x 3m

A large double bedroom with window to the front of the property.

#### Bedroom 3 4.1m x 2m

A double bedroom with window looking out to the back garden.

#### Bedroom 4 2.8m x 3m

Single bedroom with window to the rear of the property.

#### Family Bathroom 1.9m x 2.1m

A fully tiled bathroom with bath with shower over, toilet and sink in vanity unit. Heated towel rail and frosted window to the rear.

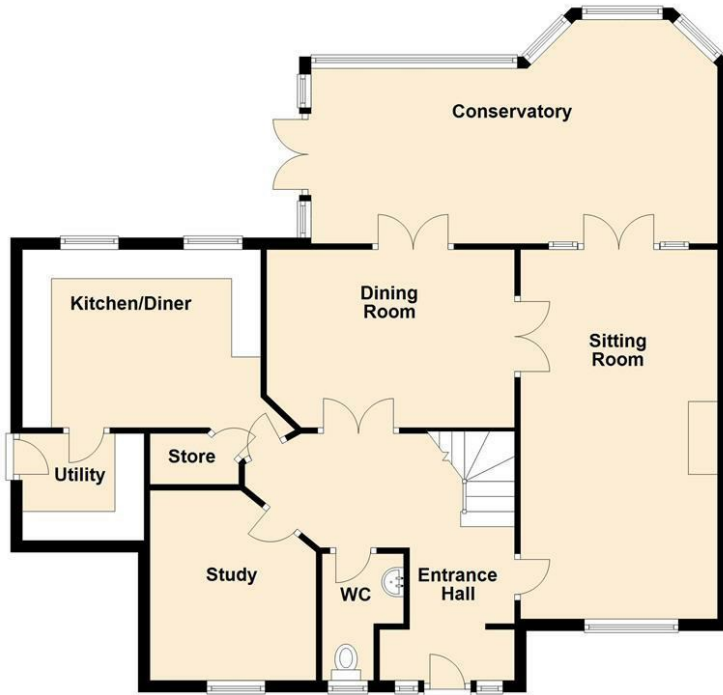
#### Rear Garden

A lovely mature garden with a large lawn and established beds filled with beautiful plants, trees and bushes. There is a stone patio area to the side of the conservatory with a large brick built BBQ. The garden is bordered with post and rail fencing to the bottom which leaves a fantastic open aspect to this garden. The raised deck at the bottom of the garden is the perfect spot to sit and enjoy the beautiful views of open paddock land beyond. You may even get a visit or two from the friendly neighbouring horses whilst tending your raised vegetable beds at the bottom of the lawn.

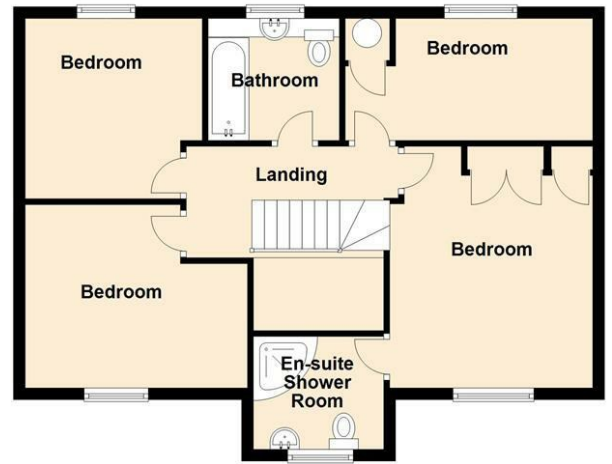
There is a gate that leads from the rear garden to the side of the property where the stone path opens out into a small courtyard area with electric car charging point, gate out to the front of the property and side access door into the double garage. The double garage has two up and over doors and plenty of storage space.

# Floor plans

**Ground Floor**  
Approx. 79.2 sq. metres (852.7 sq. feet)



**First Floor**  
Approx. 64.1 sq. metres (689.5 sq. feet)



Total area: approx. 143.3 sq. metres (1542.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	81
(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		

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