



House - Detached

**12 KNIGHTSWOOD
CLOSE, ROSLISTON,
DERBYSHIRE,
DERBYSHIRE, DE12 8JJ**

PCM

£1,400 PCM

FEATURES

- Modern three bed detached
- A range of local amenities
- Three bedrooms, ensuite & family bathroom
- Driveway & garage
- Sought after village location
- Fully fitted kitchen diner & lounge
- Enclosed garden
- Gas central heating



**HOWKINS &
HARRISON**

3 Bedroom House - Detached located in Derbyshire

AVAILABLE TO LET is this immaculately presented, three bedroom detached house in the sought after village of Rosliston, South Derbyshire.

Located in the heart of the National Forest and with easy access to nearby towns and motorway networks, the village is perfect for those who enjoy the countryside, with its popular forestry centre and endless walks. With a range of local amenities, the village benefits from: a primary school, a shop and post office, pub and local cafes.

The property comprises of: entrance hallway leading to a fully fitted kitchen diner with integrated oven and grill, induction hob, fridge-freezer, washer dryer, dishwasher and wine fridge. There is a good sized lounge with french doors to the rear garden, a useful understairs storage cupboard and wc. To the first floor there is a generous master bedroom with ensuite shower room, a second double bedroom, a single bedroom with built in wardrobe and a family bathroom.

Outside there is a driveway and single garage to the front and an enclosed garden with patio and access to the garage at the rear.

The property is unfurnished and pets will be considered. Available mid February 2026.

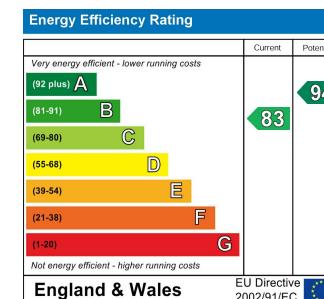
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Council Tax Band

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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