

Holly House, Burton Road

Rosliston, Swadlincote, DE12 8JU

John German



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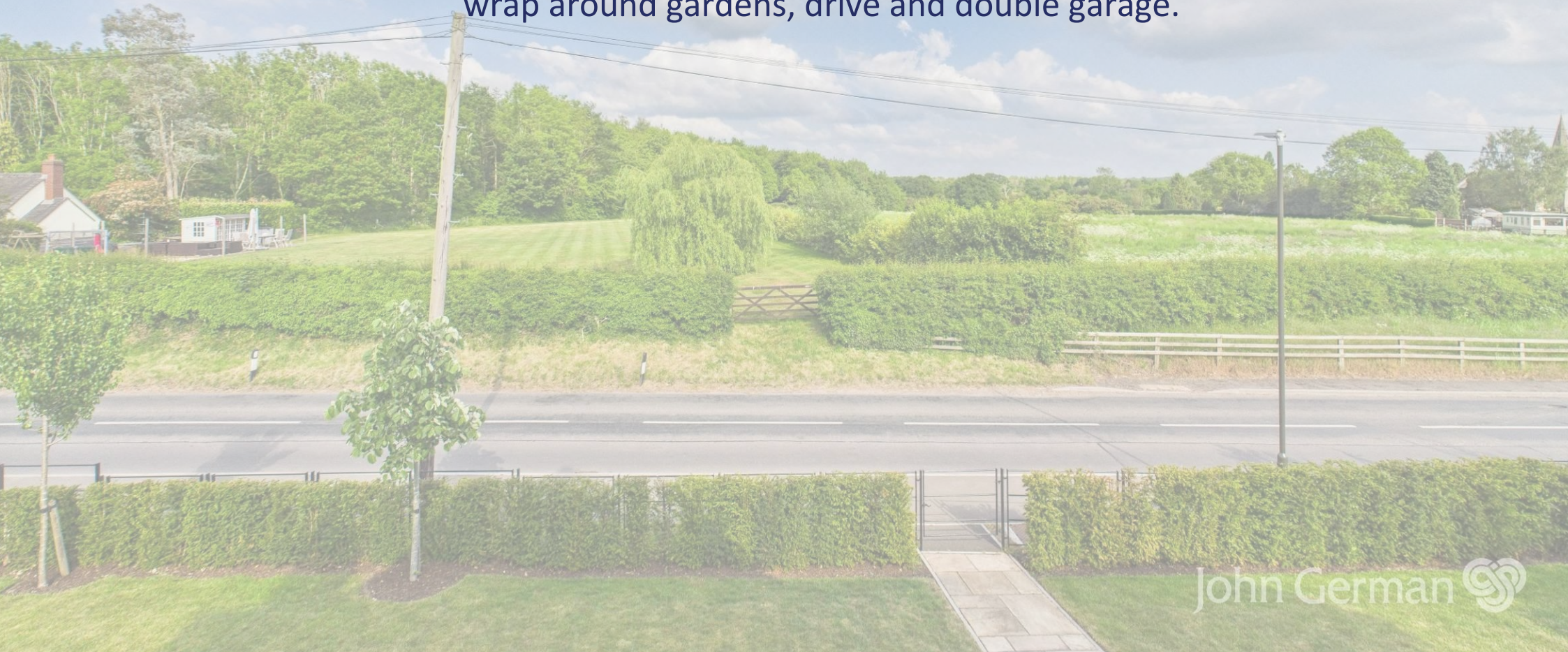


Holly House, Burton Road

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£695,000

A truly outstanding village home that is elegantly styled throughout on the outskirts of this desirable village with open aspect to the front, wonderful wrap around gardens, drive and double garage.



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Enjoying a fabulous open outlook to the front over fields is this outstanding detached family home on The Coppice - a bespoke development of properties built by the award winning Lychgate Homes, renowned for building prestigious and luxurious contemporary homes. A private drive serves the development, surrounded by fields and with the unique benefit of a pretty communal coppice.

This superior property is elegantly styled and immaculately maintained having the luxury of underfloor heating throughout the ground floor and quality fittings and fixtures throughout.

The sought after village of Rosliston has a local Co-op, post office, village hall, primary school, The Bulls Head pub and the ever-popular Rosliston Forestry Centre with a variety of woodland walks and trails. There are excellent transport connections to the cathedral city of Lichfield, Burton-on-Trent, Ashby de la Zouch, Tamworth and beyond.

Step inside the front entrance door into a welcoming, grand reception hall with wooden floor underfoot and a feature staircase to the first floor. Glazed doors give access to the three reception rooms, living/dining kitchen and guest's cloakroom/WC.

On your right is a superb study and across the hall is the formal dining room, both of which overlook the front garden and fields beyond. These two rooms offer the flexibility to be used as a sitting room, family room or snug, depending on your needs.

To the rear is the lounge, a well proportioned room having a focal point fireplace and a large window overlooking the landscaped garden.

At the heart of the home is the luxurious open plan living/dining/kitchen fitted with a stylish range of two tone base and eye level units complemented by marble worktops together with a matching large island incorporating a dining bar providing an attractive centrepiece. There is an integrated fridge freezer and dishwasher plus space for a range style cooker. The living/dining area enjoys a triple aspect and has two sets of bi-folding doors out to the rear garden, perfect for families and entertaining.

Off the kitchen is a utility room with additional units, worktops with sink and drainer unit, space for appliances plus a door to the rear garden.

The spacious first floor galleried landing leads to the four bedrooms and family bathroom. The impressive master bedroom has a high vaulted ceiling highlighting the feeling of space and the benefit of its own en suite having a shower cubicle, wash basin with cupboard below, WC, lit mirror, towel rail/radiator and contemporary tiling.

The three further bedrooms are generously sized and sharing the well appointed family bathroom fitted with a quality suite including a bath, separate shower cubicle, wash basin with drawers below, WC, a ladder towel rail/radiator and stylish tiling.

The property is set back behind an established hedge with a central path to the front entrance door flanked by neat lawns either side. As previously mentioned, the front of the property enjoys a superb aspect across the road to fields beyond.

The outstanding rear and side gardens enjoying a wonderful southerly aspect and have been significantly invested in by the current owners to offer paved terraces, immaculate shaped lawns, abundantly stocked beds and borders plus screening plants and trees giving an excellent degree of privacy. A gate opens to the good sized drive giving access to the double garage with an electric up and over entrance door.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: There is an estate management fee, amount to be confirmed. It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive and garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Underfloor heating to ground floor. Gas central heating to first floor. (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type:

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: South Derbyshire District Council / Tax Band F

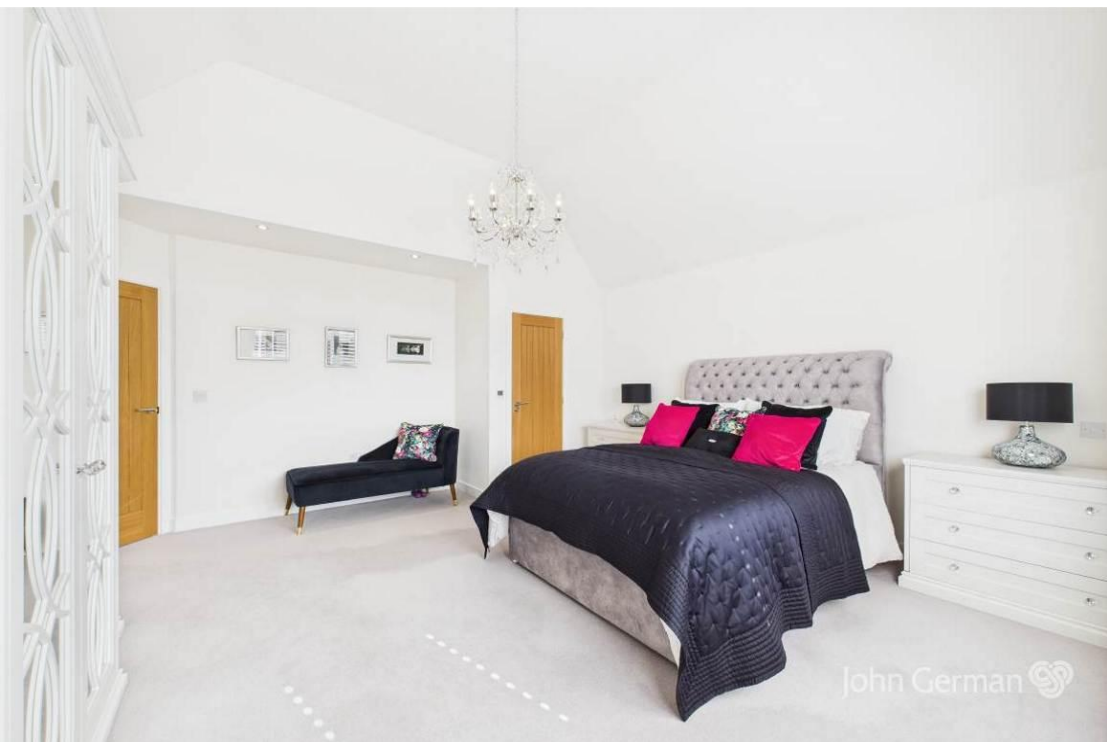
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/21052025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.





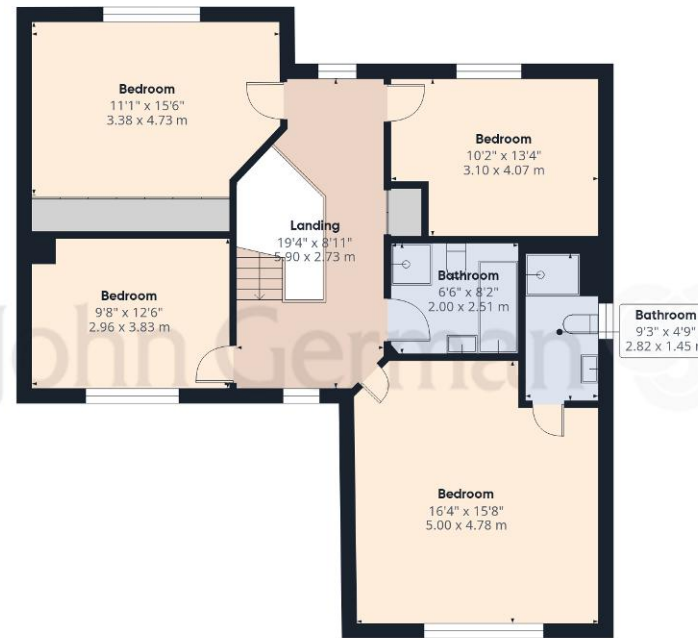








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2220 ft²
206.1 m²

Reduced headroom

8 ft²
0.7 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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