

Kennacraig, The Glebe, Rosliston, DE12 8JQ

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Enjoying a secluded private setting and a wrap around garden plot is Kennacraig, a beautifully presented detached family home showcasing remodelled and refurbished interiors, a contemporary open plan family kitchen and four double bedrooms. Presenting delightful Georgian-inspired exterior, Kennacraig is set on The Glebe, a private cul de sac servicing a handful of similar executive residences within a few steps of the village centre. The property has received substantial upgrades to include traditional sash windows, a remodelled and refitted kitchen, a bespoke oak and wrought iron staircase and new Flooring and doors throughout, as well as the eco-conscious addition of Solar panels with a storage battery, all of which are included in the sale.

Landscaped foregardens extend to the front aspect, with a topiary lined walkway leading to the front door. The central reception hall features Minton style tiled flooring and an elegant handmade staircase, with double doors leading into the spacious dual aspect lounge and open plan dining kitchen. The kitchen is fitted with an array of integrated appliances and quartz work surfaces and leads open plan style into a second reception room, with a rear hall, large utility and shower room also to the ground floor. The part-galleried landing opens into four well proportioned double bedrooms serviced by a refitted family bathroom, and pleasant garden and rural views can be enjoyed from all windows. Outside, there is ample parking to the front aspect as well as access into the double garage via an electric entrance door, and the 0.2 acre wrap around gardens enjoy plenty of privacy and tranquillity, as well as having outbuildings including a greenhouse and gym/workshop. Kennacraig is serviced by mains gas central heating, double glazed sash windows and mains drainage.



Nestled within idyllic South Derbyshire countryside, Rosliston is home to an array of village amenities to include a Co-Op, a pub, a post office and a church. The village hall also hosts numerous community events for all ages throughout the year, and the Rosliston Church of England Primary school is located within the village within walking distance from the property which feeds into the William Allitt Comprehensive in Newhall.

For leisure pursuits, the village lies within the National Forest and is surrounded by open fields and farmland providing many countryside walks, with the Rosliston Forestry Centre being only a few minutes from the property and ideal for walking, cycling and activities including falconry, archery and fishing.

The location is convenient for travel along the A38 and A444 providing links to the national motorway network beyond, whilst the nearest train station lies in Burton on Trent. A regular public bus route runs through the village itself.

- **Executive Detached Village Home**
- **Exclusive Private Lane Setting**
- **Remodelled & Upgraded**
- **Solar Panels with Battery**
- **Open Plan Family Dining Kitchen**
- **Spacious Lounge & Family Room**
- **Rear Hall, Utility & Shower Room**
- **Reception Hall & Galleried Landing**
- **Four Double Bedrooms, Refitted Bathroom**
- **Ample Parking & Double Garage**
- **0.2 Acre Formal Gardens with Outbuildings**
- **Desirable South Derbyshire Village**
- **Excellent Amenities Within Walking Distance**
- **Well Placed for Commuter Routes & Rail Travel**



Reception Hall 4.93 x 2.12m (approx. 16'1 x 6'11)
A grand welcome to this Georgian style home, having feature tiled flooring and a bespoke Neville Johnson oak and wrought iron staircase rising to the first floor. There is storage beneath the stairs, and two sets of double doors open into the **Open Plan Dining Kitchen** and:

Lounge 6.6 x 3.6m (approx. 21'8 x 11'10)
A spacious reception room having dual aspect sash windows to the front and rear, and a feature gas fireplace set to elegant carved surround

Open Plan Dining Kitchen 5.76 x 3.62m (approx. 18'10 x 11'10)
A beautifully remodelled open plan space, the **Kitchen** is fitted with a range of contrasting full height, wall and base units with Quartz worksurfaces over, housing an inset sink with side drainer and integral appliances including dishwasher, fridge freezer, oven, microwave/oven, warming drawer and induction hob with recessed extractor. Karndean flooring extends into the **Dining Area**, there are dual aspect windows to the front and rear and the island units houses a breakfast bar to one side. An opening leads through to:

Family Room 4.7 x 3.05m (approx. 15'4 x 10'0)
A versatile reception room ideal as a snug or playroom, having dual aspect windows and a door opening out to the gardens. A door leads into the:

Rear Hall
Having tiled flooring, a window to the front and a door opening out to the gardens. A further door leads into:

Utility Room 3.6 x 1.7m (approx. 11'10 x 5'7)
Painted base units house a Belfast sink and spaces for a washing machine and tumble dryer, having a window to side, loft access above and a housing the mains gas boiler

Shower Room 2.11 x 1.6m (approx. 6'10 x 5'2)
Doubling as a guests WC, the shower room is accessed from the reception hall and comprises pedestal wash basin, WC and corner shower, with tiled flooring, a heated towel rail and an obscured window















The wrought iron and oak staircase rises to the wrap around **Part Galleried Landing,** where there is a window to the front and doors open into:

Master Bedroom 3.71 x 3.51m (approx. 12'2 x 11'6)
A good sized double room having a sash window to the rear

Bedroom Two 3.6 x 2.9m (approx. 11'10 x 9'6)
Another double room having a sash window to the front

Bedroom Three 3.5 x 2.9m (approx. 11'6 x 9'6)
With a sash window to the front aspect

Bedroom Four 3.6 x 2.7m (approx. 11'10 x 8'10)
A fourth double room having a window to the front

Family Bathroom 2.7 x 1.7m (approx. 8'19 x 5'7)
Comprising a modern suite having wash basin set to vanity unit, WC, bathtub and separate shower, with tiled walls, a heated towel rail and an obscured window to the rear





























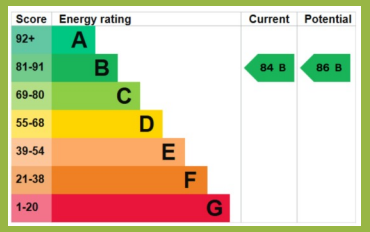
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T 01283 575 000
E sales@phresidential.co.uk
W www.phresidential.co.uk

The Promenade
Barton Marina
Barton under Needwood
DE13 8DZ

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Floor Area: 1,776 ft²



Outside

The Glebe is a private lane accessed from Catton Lane, enjoying a tranquil and secluded setting close to an excellent range of village amenities. The property is set on a corner plot with mature foregardens bordered with mature hedging, and ap paved pathway leads to the front door. Gated access leads into the rear garden, there is an EV charging point included in the sale and an electric door opens into the:

Double Garage 5.3 x 5.11m (approx. 17'5 x 16'9) Having power, lighting and a courtesy door to the rear garden

Wrap Around Gardens

The rear garden is bordered by character walls, enjoying an excellent degree of privacy and extending to a good size. There is a kitchen garden to one side as well as well tended lawns edged with neatly stocked borders and a variety of fruit trees. Paved patios and secluded seating areas offer sunny spaces for relaxation, and useful outbuildings include a **Greenhouse** 3.0 x 2.49m (approx. 9'10 x 8'2) and a **Workshop/Gym** 3.3 x 3.3m (approx. 10'10 x 10'10) set to the rear of the garage, and a children's tree house is also included in the sale

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Ph SW 25.02.2022