

Yew Tree Road

Rosliston, Swadlincote, DE12 8JF

John German




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£475,000



This exceptional bungalow has been extended and renovated to offer a stylish contemporary home, having an amazing open plan kitchen/dining/living space with vaulted ceiling and bifold doors, plus cosy lounge with log burner and ensuite to master. All standing on a 0.27 acre substantial garden plot.

Set in the pretty village of Rosliston is this stunning home, extended and refitted, standing on a wonderful 0.27-acre garden plot with field views, in a lovely end of cul-de-sac location. There is an abundance of outdoor space which includes a drive to side, extensive lawned gardens with views over fields, summer house and shed - making this property ideal for families and keen gardeners. The village has plenty to offer including a primary school, Co-op store, village pub and Rosliston Forestry Centre, together with plenty of countryside walks.

The bungalow is deceptively spacious with a welcoming entrance having fitted storage and doors leading off. The lounge offers an ideal space to relax, with a log burner and window to side. A door opens through to an amazing open plan kitchen/dining/living space, having a polished concrete floor with underfloor heating and a high vaulted ceiling enhancing the feeling of space. Bifold doors seamlessly connect the inside and outside, and a unique low, wide window frames views across the garden. The kitchen itself is well appointed with quartz surfaces adding a quality feel, together with an island, integrated oven, hob, microwave and dishwasher. There are generous spaces for a dining and living area, making it a great space to entertain. Off the kitchen is a useful utility room, which in turn has a guest WC off.

Returning to the hall, where there are also doors off to three good size bedrooms. The master is a lovely room, fitted with mirrored wardrobes and a beautifully appointed ensuite. Bedroom two has views to front and bedroom three has views to side. The family bathroom has been stripped back ready for the new owner to renovate in their own style.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas & underfloor heating

(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 C

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

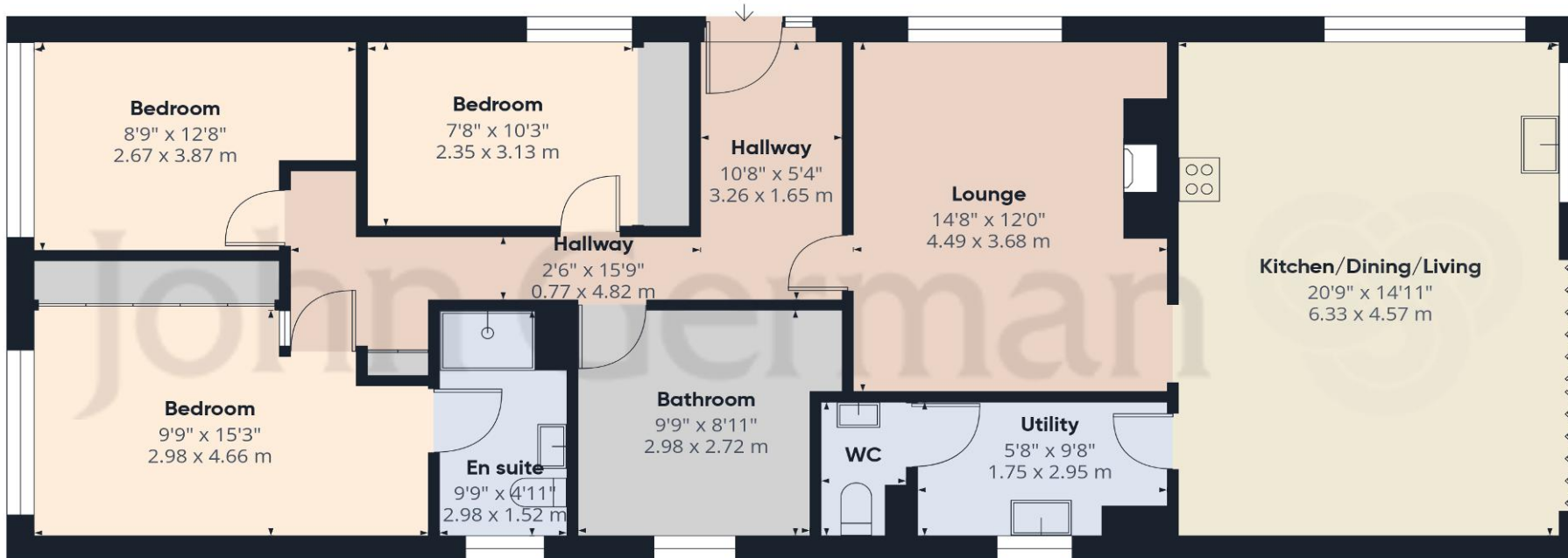
Our Ref: JGA/08102025

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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.







Approximate total area⁽¹⁾
1179 ft²
109.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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