



£315,000

3 Bedroom Semi-Detached House for sale
23 Main Street, Rosliston, Swadlincote





Overview

A stylish home, a beautiful garden and the freedom of countryside living - all within a welcoming village community. This is a home that offers far more than just four walls; it offers a lifestyle.



Key Features

- View the virtual tour
- Beautifully presented three-bedroom family home
- Secluded landscaped rear garden
- Sought-after rural village location
- Stylish fitted kitchen
- Generous rear living room overlooking the garden
- Principal bedroom with built-in wardrobes
- Driveway parking for up to two vehicles
- Walking distance to countryside, footpaths & parkland





A Modern Village Home with a Garden to Escape To

Set along the heart of Rosliston's charming main street, this beautifully presented three-bedroom family home offers the perfect blend of contemporary living, generous accommodation and a wonderful connection to the countryside.

Step inside and you're immediately greeted by a home that feels both stylish and welcoming. The accommodation has been thoughtfully arranged to suit modern family life, with a modern fitted kitchen and a useful ground floor cloakroom.

To the rear, the generous living room provides a wonderfully relaxed space in which to unwind, with views stretching across the landscaped garden beyond. It's the kind of room that naturally becomes the heart of the home - equally suited to quiet evenings, family time or entertaining friends.



Upstairs, three well-proportioned bedrooms provide plenty of flexibility. The principal bedroom is a particular highlight, offering excellent proportions and built-in wardrobes, while the contemporary shower room provides a stylish and practical finishing touch.

Outside is where this home really comes into its own. The secluded, north-westerly facing rear garden has been thoughtfully landscaped to create a series of spaces for relaxing and entertaining, with a paved patio leading onto a lawn and a charming circular feature seating area - perfect for enjoying a morning coffee, summer barbecue or evening drinks with friends.

Additional space to the side of the property houses storage and potting sheds,

ideal for green fingered enthusiasts.

To the front, a block-paved driveway with shared access provides private parking for up to two vehicles - a valuable addition for a village home.

Rosliston is a particularly appealing village for those looking to escape the hustle and bustle without sacrificing everyday convenience. Surrounded by open fields, farmland and beautiful countryside, it offers a wonderful sense of community alongside a selection of useful village amenities including a Co-op, pub, post office and church. The village hall is also a hub for local events and activities throughout the year.

For families, Rosliston Church of England Primary School is within walking distance, with the village school feeding into William Allitt Comprehensive School in Newhall.

And when it's time to step outside, you'll have an abundance of countryside right on your doorstep. Open fields, footpaths, parkland and picnic areas provide endless opportunities for walks and adventures, while the renowned Rosliston Forestry Centre is just minutes away, offering walking, cycling and a host of activities including falconry, archery and fishing.

Despite its rural setting, Rosliston is also well placed for commuters, with easy access to the A38 and A444 providing connections towards the wider motorway network. Burton-on-Trent railway station is the nearest mainline station, while regular bus services run through the village.

ADDITIONAL INFORMATION (Purchasers are advised to verify the details through their legal representative.)

Property Construction: Traditional.

Listed: No.

Tenure: Freehold

Parking: Driveway.

Electricity Supply: Mains connected.

Water Supply: Mains connected.

Sewerage: Mains drainage.

Heating: Gas.

Conservation Area: No.

Tree Preservation: No.

Broadband: Superfast Fibre available (For confirmation of speed and availability, please refer to Ofcom's broadband checker.)

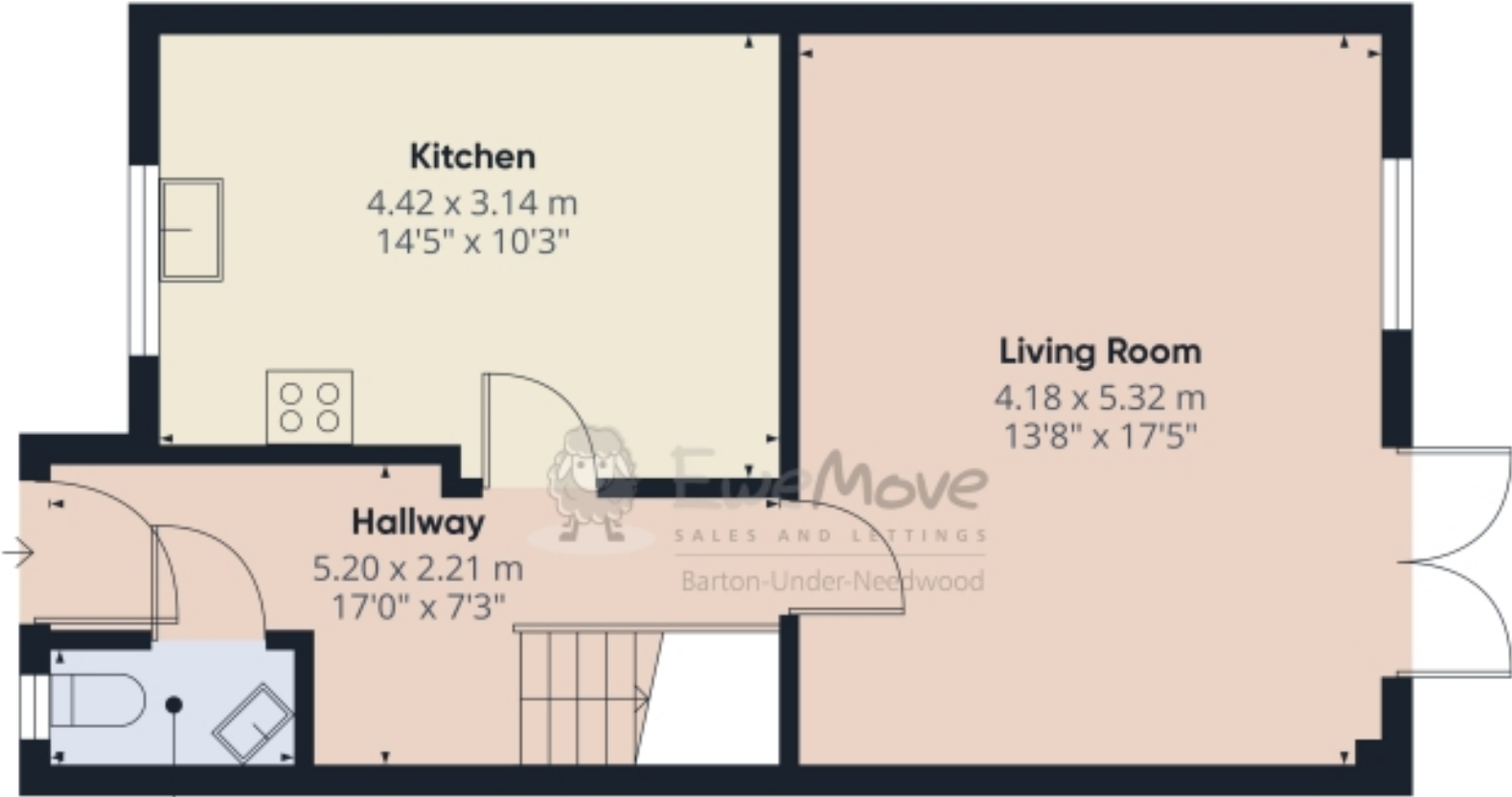
Mobile Signal Coverage: Good (Please check specific coverage through Ofcom's mobile checker.)

EPC rating: TBC.

Council Tax rating: C.

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Floorplans



Approximate total area[®]
46.7 m²
502 ft²

(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.

GRAFFI360



Floor 0

EPC

The EPC will be available within 28 days or the property may be exempt, please speak to us for more details.



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