



52 Main Street, Rosliston, DE12 8JW



Enjoying beautifully refurbished interiors and a secluded south facing garden plot is this immaculate four bedroom detached home, set in the heart of this desirable South Derbyshire village. Having been remodelled to create an open plan kitchen and updated with immaculate presentation, new internal doors, flooring and a contemporary oak and glass staircase, this attractive family home has been maintained to a superb standard throughout, with further scope to extend if desired (subject to relevant permissions). The central reception hall opens into a spacious dual aspect lounge, open plan living and dining kitchen with utility space and a cloakroom, with four bedrooms to the first floor serviced by a family bathroom. Outside, the property is set back from the road beyond mature foliage providing privacy, and there is parking for two/three vehicles to the fore of the large detached garage. The rear garden enjoys a sunny southerly aspect, and the property is serviced by mains gas central heating (2023 radiators and boiler) and double glazed windows.

Nestled within idyllic countryside, Rosliston is a sought after rural village home to a thriving community and an array of village amenities to include a Co-Op, a pub, a post office and a church. A village hall also hosts numerous community events for all ages throughout the year. 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. The John Taylor Free School in Tatenhill is also within an short drive. 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.



- Immaculate Detached Family Home
- Beautifully Refurbished – 2023 Boiler & Radiators
- Spacious Dual Aspect Lounge
- Family Dining & Living Kitchen
- Reception Hall & Cloakroom
- Four Good Sized Bedrooms
- Modern Family Bathroom
- South Facing Rear Garden
- Large Detached Garage & Parking
- Potential to Extend (STPP)
- Walking Distance to Local Amenities & Excellent Primary School
- Well Placed for Commuter Routes

Reception Hall

The UPVC entrance door opens into the central hallway, having a contemporary oak and glass staircase rising to the first floor and wood finish Versailles tiled flooring. A part glazed door opens into:

Lounge 5.86 x 3.5m approx. 19'3 x 11'6)

A spacious and immaculately presented reception room having dual aspect windows to the front and rear

Open Plan Family Dining Kitchen 6.02 x 3.8m (approx. 19'8 x 12'5)

Having been beautifully remodelled, this open plan style family offers **Living and Dining Areas** alongside a modern kitchen, all having bifold doors opening out to the rear garden. The **Kitchen** has a window to the front, with shaker style wall and base units having complementary work surfaces over and housing an inset stainless steel sink. There is an integrated oven with gas hob and extractor hood, with further spaces for a fridge freezer and dishwasher. Wood finish Versailles tiles extend throughout and twin bifold doors open to a cleverly designed **Utility Cupboard** which houses a fitted worktop with spaces for a washing machine and tumble dryer. The combi boiler is also housed in here, and there is useful cloakroom storage to one side







Cloakroom

Fitted with wash basin set to vanity unit and WC, with tiled flooring, half tiled walls and an obscured window to the front

Stairs rise to the first floor **Landing**, having an oak and glass bannister, a window to the rear access to the loft. There is a fitted **Laundry Cupboard** and doors open into:

Master Bedroom 3.5 x 3.5m (approx. 11'6 x 11'6)
A spacious principal bedroom having a window to the front and a range of fitted wardrobes

Bedroom Two 3.19 x 2.85m (approx. 10'6 x 9'4)
Another double room having a window to the front

Bedroom Three 3.5 x 2.3m (approx. 11'6 x 7'7)
A third double bedroom having a window to the rear

Bedroom Four 2.85 x 2.57m (approx. 9'4 x 8'5)
With a window to the rear

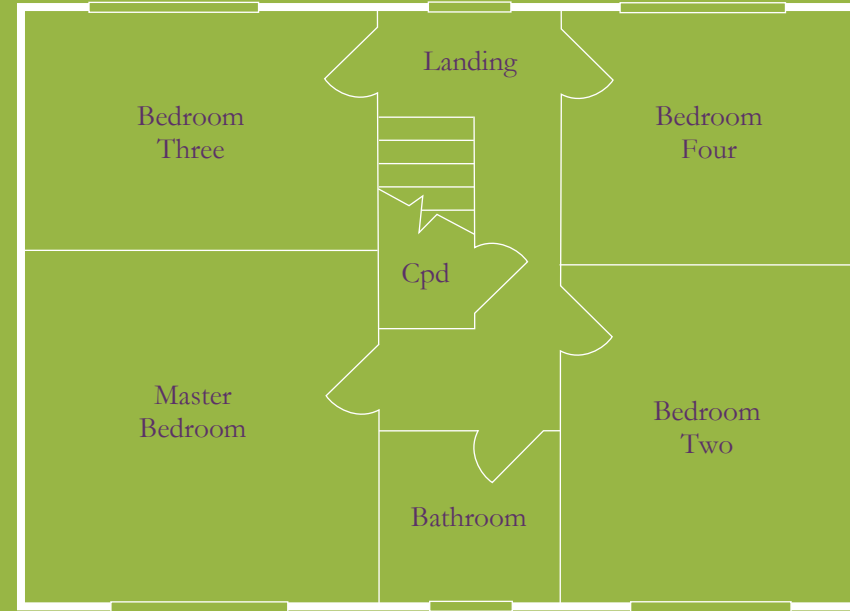
Bathroom 1.77 x 1.68m (approx. 5'10 x 5'6)
Comprising a modern suite having wash basin set to vanity unit, WC and bathtub with shower unit over, with tiled walls, a heated towel rail and an obscured window to the front







Ground Floor



First Floor

Outside

The property is set back from Main Street beyond a generous frontage, having mature hedging providing plenty of privacy. There is parking to a block paved driveway which also gives access to the garage, gated access opens to the rear aspect and there are well tended gardens extending to the front of the property

Large Detached Garage 6.15 x 4.2m (approx. 20'2 x 13'10)

With power, lighting, a courtesy door to the rear and a manual up and over door to the front

South Facing Rear Garden

Enjoying a sunny southerly aspect, the garden extends to a good size and is safely enclosed to all sides. A block paved terrace leads onto lawns featuring shaped borders and raised beds to one side creating a kitchen garden. There is exterior lighting and a water point, and the plot presents space to extend (subject to relevant permissions) either to the rear or side aspect

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Parker Hall has a legal and professional obligation to ensure the marketing of our properties is accurate and not misleading in accordance with the Consumer Protection from Unfair Trading Regulations 2008. Our vendors have signed off this brochure, confirming that all details are accurate and not misleading, which includes the written text, photographs, site plan and floor plans.

General note: 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.

Measurements: Please note individual room, area and plot measurements are an indication only. We endeavour to ensure all are as accurate as possible, but it is advised that prospective purchasers should satisfy themselves by inspection or otherwise to the accuracy of figures provided.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.