

The Chase

Rosliston, Swadlincote, DE12 8HY

John German





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£450,000

Offered for sale with no upward chain, this wonderful home presents an excellent opportunity to enjoy village living in a peaceful and well-connected setting.

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Entering the property, you are greeted by a spacious hallway leading to a downstairs W/C with hand wash basin. To the left sits a formal dining room with sliding doors opening into the L-shaped sunroom, a lovely space for relaxing or enjoying views of the garden. The kitchen diner features tiled flooring, a range of base and wall units, and integrated appliances including a dishwasher, fridge, induction hob, oven, and extractor fan, as well as access to the utility room, which provides an additional sink, base cupboard, and space for further appliances. Completing the ground floor is the generous living room, featuring a charming fireplace and new carpet, creating a cosy and inviting space. Upstairs, there are three double bedrooms and a single bedroom/study. The master bedroom includes fitted wardrobes, an en-suite shower room, and lovely views of the Rosliston forestry treeline. The second double bedroom also benefits from fitted wardrobes and similar scenic views, while the third double bedroom overlooks open farmland to the front. The fourth bedroom makes an ideal single bedroom, study, or nursery. The family bathroom serves the remaining bedrooms, offering a jacuzzi bath with shower over, hand wash basin with vanity unit, and W/C. Externally, the property boasts a beautifully landscaped rear garden with a brick-paved patio, lawned area bordered by mature shrubs, fruit trees, and plants, and a charming wooden pergola draped with climbing greenery, providing a peaceful, shaded seating area - perfect for relaxing or enjoying summer evenings. The garage, complete with electrics and housing the boiler, can be accessed from the rear garden. To the front, there is a driveway providing parking for two vehicles, and the home enjoys excellent kerb appeal thanks to its attractive façade and private position within the cul-de-sac.

The property is ideally located in the picturesque village of Rosliston, part of the National Forest, known for its welcoming community and abundance of green spaces. Local amenities include a village shop, primary school, pub, and the popular Rosliston Forestry Centre, offering scenic walking trails and family activities. The nearby towns of Burton upon Trent and Swadlincote provide a wider range of shopping, leisure, and transport links, making Rosliston a highly desirable place to live for those seeking a blend of rural charm and convenience.

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

Please note: Some of the images have been CGI staged.

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

Property construction: Standard **Parking:** Driveway and garage **Electricity supply:** Mains

Water supply: Mains **Sewerage:** Mains **Heating:** Gas (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 E

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

Our Ref: JGA13102025

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



Floor 1

Approximate total area⁽¹⁾

1388 ft²

129 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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.

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		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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