

Fletcher & Company

19 Forest School Street, Rolleston-On-Dove, DE13 9AZ

Price £550,000

Freehold



- Generous Detached Family Home
- Sought After Village Location
- Extremely Versatile & Tastefully Presented Throughout
- Superb Open Plan Ground Floor Living Space with High Specification Fitted Kitchen
- Dining Area & Sitting Room
- Hallway, Guest Cloakroom & Utility
- First Floor Lounge & Principle Bedroom with Dressing Room & Bathroom
- Second Floor with Four Bedrooms, One En-Suite & Principle Bathroom
- Fabulous Landscaped, Low Maintenance Rear Garden
- Good Size Driveway & Detached Garage/Gym





Summary

A fabulous, three storey, five bedroom, detached residence in the highly desirable village of Rolleston-on-Dove.

Providing superbly appointed and extremely well-presented accommodation set over three floors offering spacious and versatile living accommodation for a large or growing family. The property is double glazed and gas central heated with spacious entrance hall, fitted guest cloakroom, sitting room and fabulous open plan living kitchen with high specification refitted kitchen incorporating granite worktops, stylish cupboards with LED lighting and integrated appliances including Neff induction hob, double oven and warming drawer. Located off this space is the dining area and there is further access to a utility room. The first floor accommodation features a fabulous lounge with aspects to three elevations and a feature fireplace and a principle bedroom suite comprising bedroom, dressing room and en-suite bathroom. The second floor features a further good sized double bedroom with high specification en-suite shower room, three further good sized bedrooms and a superbly appointed bathroom.

Outside, there is an impressive, low maintenance, landscaped garden which is a true feature of the sale and provides fabulous seating areas for entertaining. There is a good sized driveway and detached double garage which is currently operating as a gym (with the equipment available by separate negotiation).

F&C

The Location

Rolleston-on-Dove is a popular very village with a good range of amenities including primary school, church, small shop, cricket club and The Spread Eagle and Jinny Inn pubs. Neighbouring Tutbury has a bustling high street and offers a further range of amenities. Within easy access is Burton upon Trent which offers a complete range of services. Rolleston-on-Dove is particularly convenient for the A38 and A50.

Accommodation

Ground Floor

Entrance Hall

A panelled door with double glazed insets provides access to hallway with stylish central heating radiator and quality wood effect flooring which runs throughout the whole of the ground floor.

Fitted Guest Cloakroom

5'5" x 3'0" (1.67 x 0.93)

Appointed with a low flush WC, vanity unit with wash handbasin, stylish central heating radiator and double glazed window to side.



Sitting Room

11'10" x 9'7" (3.63 x 2.94)

Having a stylish central heating radiator, decorative coving, recessed ceiling spotlighting and double glazed window to front.



Superb Open Plan Living Space
24'7" x 24'6" x 10'10" x 6'1" (7.51 x 7.48 x 3.32 x 1.86)



Dining Area

With stylish central heating radiator, recessed ceiling spotlighting and double glazed window to front.



High Specification Fitted Kitchen

The centrepiece being a quartz topped island with breakfast bar and Neff four plate induction hob with downdraft extractor, inset sink unit with mixer tap, further built-in appliances including two Neff ovens and warming drawer, full height fridge and freezer, integrated dishwasher, stylish two tone cupboards with LED lighting, cocktail bar with fitted cupboards, wine storage, wine fridge, double glazed windows to rear and matching French doors to garden.



Utility

8'3" x 6'8" (2.54 x 2.05)

Comprising wood effect worktop with fitted cupboards, appliance space suitable for washing machine and tumble dryer, stylish central heating radiator and panelled and double glazed door to garden.



First Floor Landing

18'0" x 6'3" (5.51 x 1.92)

A semi-galleried landing with staircase to second floor, airing cupboard housing the hot water cylinder, central heating radiator, decorative coving, double glazed window to front and twin panelled doors to fabulous first floor lounge.



Fabulous First Floor Lounge

24'9" x 11'0" (7.56 x 3.36)

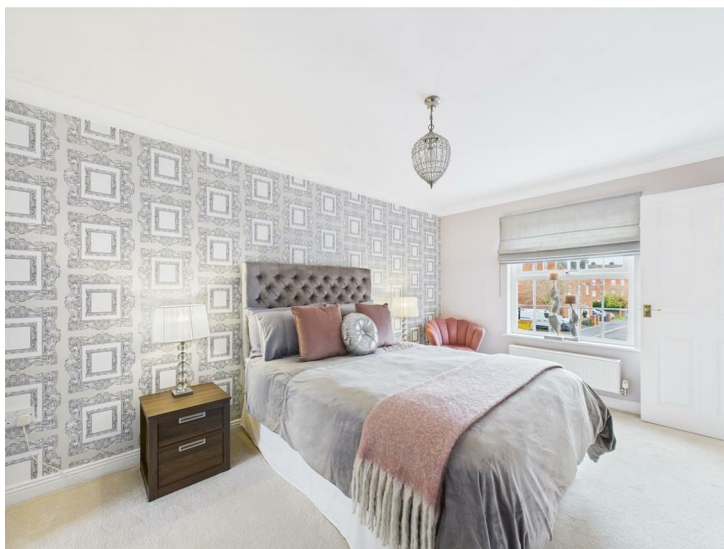
A fantastic room which is very light and airy with being on the first floor featuring three double glazed windows, one of which is an attractive bay window and featuring a fireplace with decorative surround, granite hearth and interior with electric fire, two central heating radiators and decorative coving.



Bedroom One

14'8" x 9'8" (4.49 x 2.95)

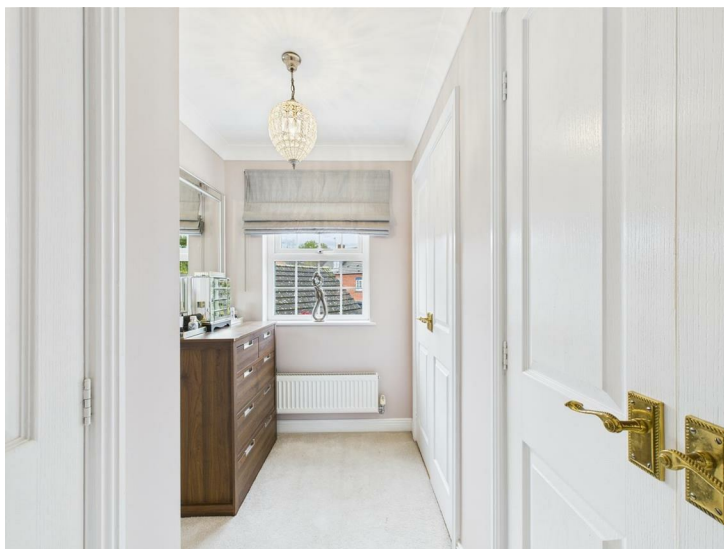
Having a central heating radiator, decorative coving, double glazed window to front and archway to dressing room.



Dressing Room

9'7" x 5'1" (2.93 x 1.56)

Comprising three sets of fitted cupboards, central heating radiator, decorative coving, double glazed window to rear and door to bathroom.



Well-Appointed En-Suite Bathroom

8'10" x 6'2" (2.71 x 1.89)

Partly tiled with a white suite comprising low flush WC, vanity unit with wash handbasin and cupboards beneath, panelled bath, separate shower cubicle, chrome towel radiator and double glazed window to rear.



Second Floor Landing

16'9" x 6'2" (5.12 x 1.89)

A feature semi-galleried landing with access to loft space, decorative coving, central heating radiator and double glazed window to front.

Bedroom Two

12'1" x 10'11" (3.69 x 3.34)

Having a central heating radiator, decorative coving, built-in wardrobe, double glazed window to side and door to shower room.



Superbly Appointed Shower Room

10'8" x 4'7" (3.27 x 1.41)

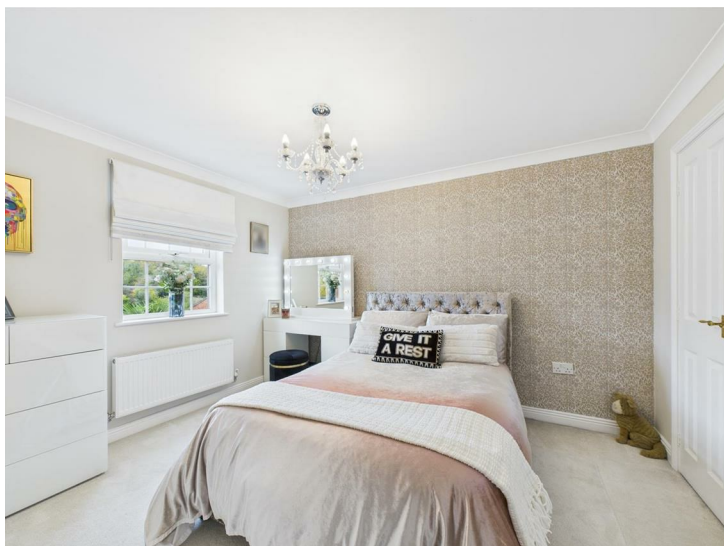
Fully tiled and appointed with a stylish white suite comprising a low flush WC, vanity unit with wash handbasin and fitted cupboards beneath, generous sized fitted mirror, walk-in shower cubicle, chrome towel radiator, recessed ceiling spotlighting and double glazed window to rear.



Bedroom Three

12'0" x 9'11" (3.66 x 3.03)

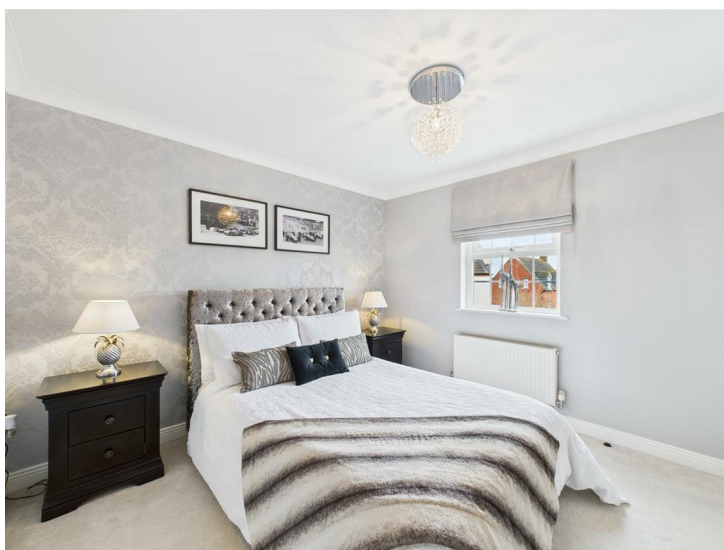
With central heating radiator, fitted wardrobe, decorative coving and double glazed window to rear.



Bedroom Four

10'3" x 9'10" (3.14 x 3.01)

Having a central heating radiator, fitted wardrobe, decorative coving and double glazed window to front.



Bedroom Five

10'11" x 7'4" (3.34 x 2.24)

With central heating radiator, decorative coving and double glazed window to front.



Superbly Appointed Bathroom

7'4" x 6'1" (2.26 x 1.86)

Comprising feature tiled walls, wood effect flooring and appointed with a contemporary white suite with low flush WC, vanity unit with wash handbasin and fitted cupboards beneath, generous sized mirror, panelled bath with shower over, chrome towel radiator, recessed ceiling spotlighting and double glazed window to rear.



Outside

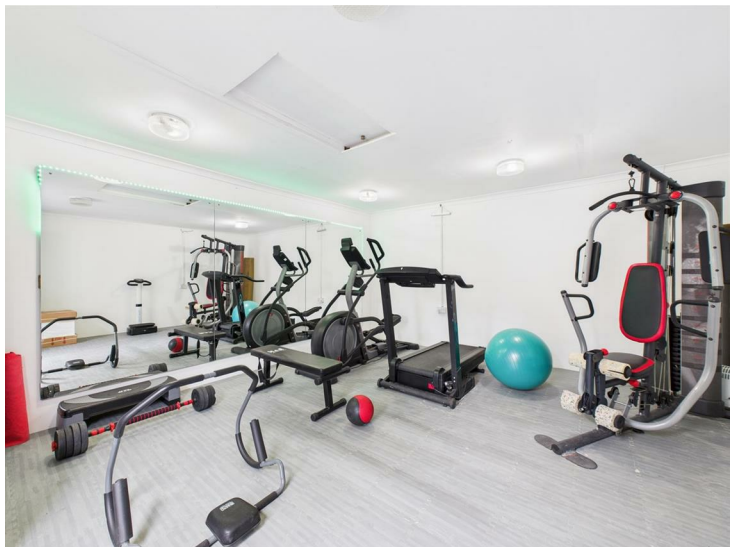
The outside space of this fabulous family home is equally as impressive as the interior. Much time and effort has gone into landscaping the garden to create a very relaxing, calming, low maintenance outdoor space ideal for entertaining family and friends. The garden features a sizable stone terrace with cobble edged herbaceous borders containing plants, shrubs and neat hedging and two raised brick edged borders, one containing feature lighting and the other containing a fabulous water feature. There are seating areas sitting beneath pergolas with timber fencing to the border as well as brick walling. The garden has notable trees including a fabulous palm tree, fig tree and acers. The garden features are further enhanced by being fully wired with lighting throughout the borders and trees. The driveway is accessed down the side of the property through timber gates which leads to an extensive driveway and a detached double garage. There is neat box hedging and mature trees to the side of the property as well as attractive wrought iron railings and a pedestrian gate.



Garage

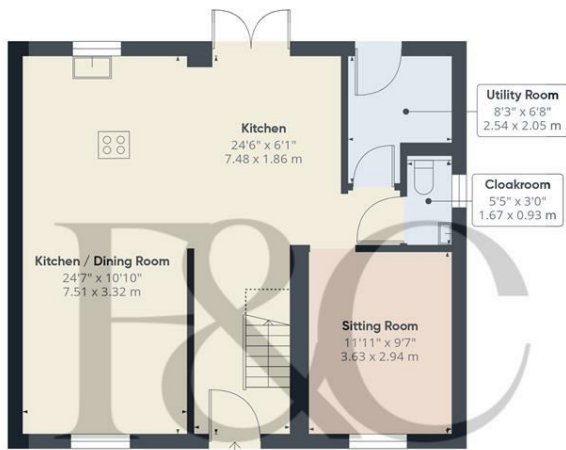
16'3" x 14'10" (4.96 x 4.54)

The garage is currently being used as a gym but could easily be converted back to a standard double car garage.

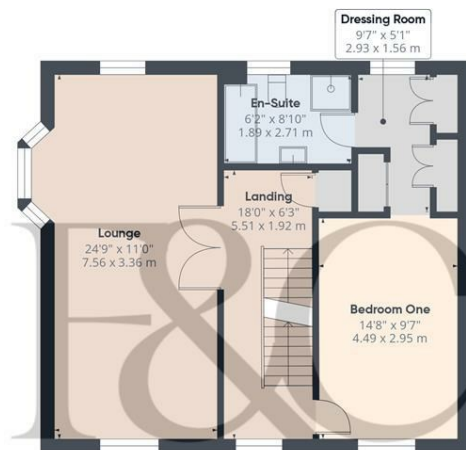


Council Tax Band F





Floor 0 Building 1



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Approximate total area⁽¹⁾

2168 ft²
201.3 m²

Reduced headroom

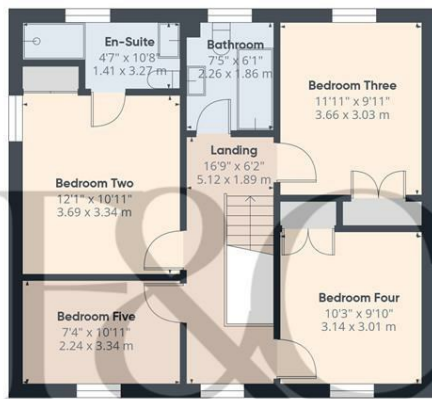
13 ft²
1.2 m²

(1) Excluding balconies and terraces

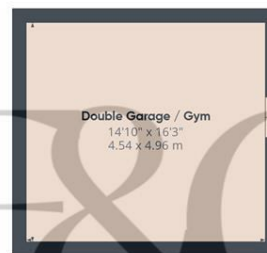
Reduced headroom
Below 5 ft/1.5 m

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

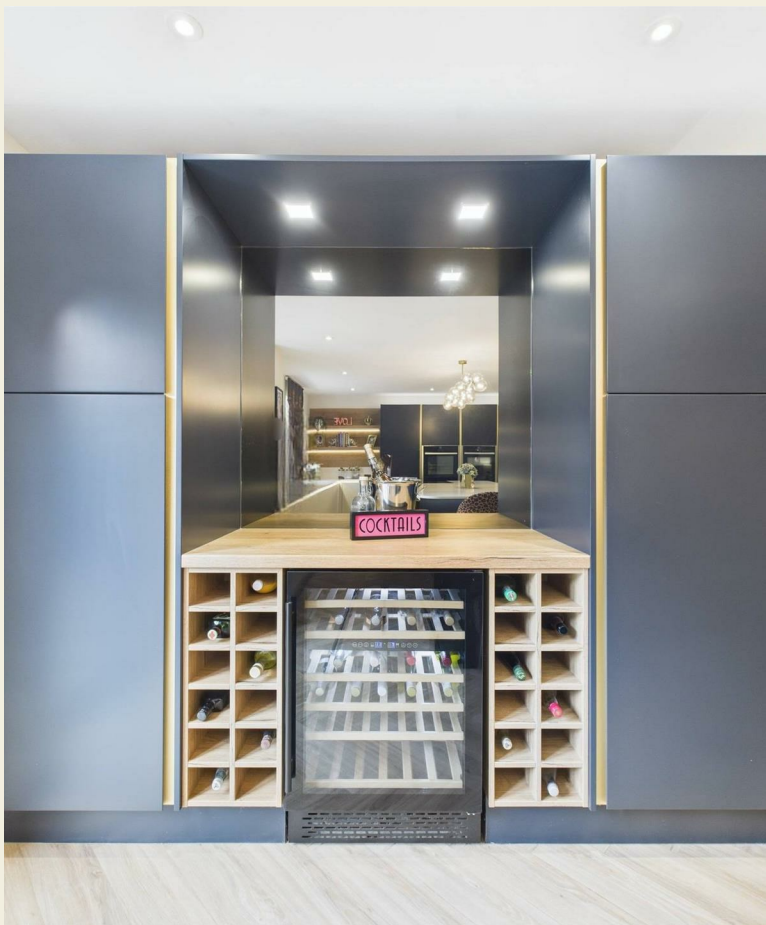
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Floor 2 Building 1



Floor 0 Building 2



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Council Tax Band: F
Tenure: Freehold

