



R  
&L

8 Knightswood Close

Rosliston | DE12 8JJ | Guide Price £475,000

ROYSTON  
& LUND

- Guide Price: £475,000 to £500,000
- One Bathroom & Ground-floor WC
- Living Room with Electric Fireplace
- EV Charging Point
- EPC: B
- Five Bedroom Detached House
- Open Kitchen/Dining Room
- Off-Road Parking & Garage
- Council Tax: F
- Freehold





\*\*\*Guide Price: £475,000 - £500,000

Royston & Lund are proud to present this substantial and beautifully appointed five bedroom detached family home, offered to the market with a guide price of £475,000 - £500,000. Combining generous proportions, stylish contemporary finishes and superb versatility throughout, this impressive residence is perfectly designed for modern family living.

Occupying an attractive position with excellent kerb appeal, the property immediately impresses with its spacious driveway, integral garage and elegant frontage, while inside the home offers an exceptional balance of open-plan living.

The welcoming entrance hall sets the tone for the property's bright and spacious interior, leading through to a stunning living room where a contemporary electric fireplace creates a sleek focal point, perfectly complemented by the room's generous proportions and relaxing atmosphere.

At the heart of the home lies the expansive open-plan kitchen and dining room, an outstanding space tailored for both everyday family life and entertaining. Beautifully designed with extensive cabinetry, quality finishes and a stylish breakfast bar, this impressive room offers the perfect social hub, seamlessly combining cooking, dining and gathering space. A separate utility room positioned just off the kitchen provides excellent practicality, while the convenient ground floor WC further enhances the home's family-friendly functionality.

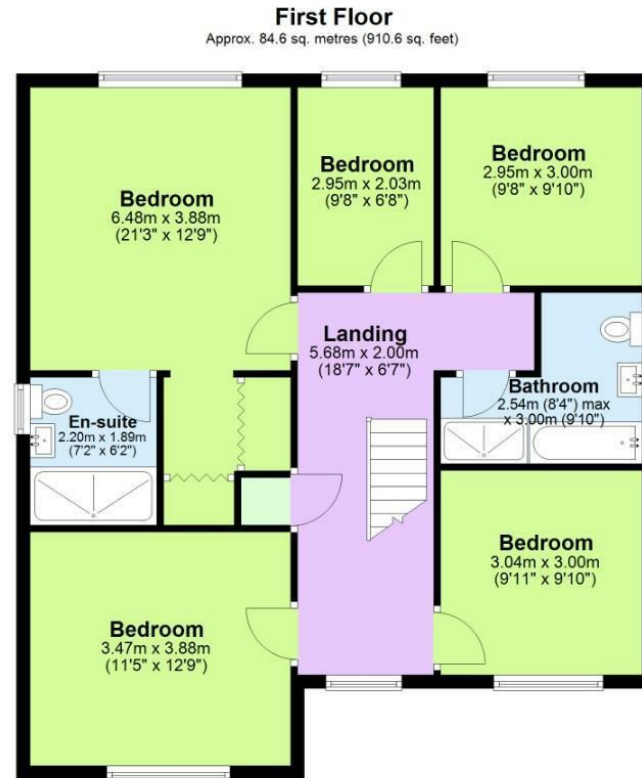
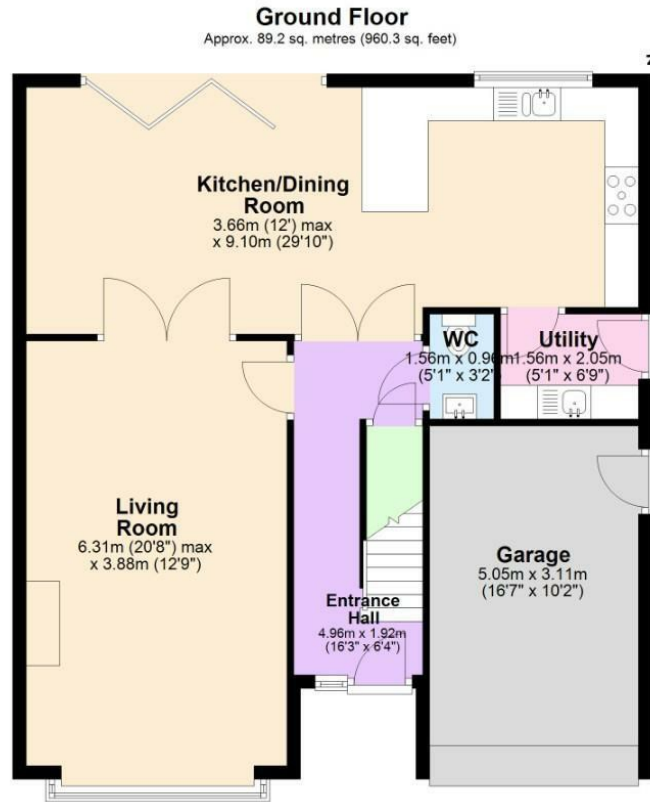
Upstairs, the property continues to excel with five well-proportioned bedrooms, offering flexibility for growing families, guest accommodation or home working. The principal bedroom enjoys the luxury of its own private ensuite and mirrored wardrobe area, creating a peaceful retreat, while the remaining bedrooms are served by a beautifully presented family bathroom, with separate bath and shower, finished to a high standard.





### EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>92</b>
(81-91) <b>B</b>		<b>85</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Total area: approx. 173.8 sq. metres (1870.8 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**ROYSTON & LUND**