



16 Catton Lane, Rosliston, DE12 8JP



Offered with the benefit of no upward chain is Lanyuan, an executive detached village home benefitting from extended and generously proportioned family interiors, four excellent double bedrooms and a secluded garden plot with countryside views to both the front and rear. Having been finished to a superb standard with oak flooring, a bespoke solid oak kitchen, new carpets to the bedrooms and upgraded bathrooms, this attractive Tudor style property also includes Solar Panels and benefits from a peaceful setting and a generous frontage, with the tranquil rural location also being appreciated from a balcony

off the master bedroom. The porch and reception hall open into four generously proportioned reception rooms, a bespoke handmade kitchen and cloakroom to the ground floor, with two of the reception rooms having wood burning fireplaces. To the first floor there are four excellent double bedrooms, a guest en suite and a refitted family bathroom, with the master suite also having a private balcony and an en suite wet room. Outside, a sweeping driveway approaches the front aspect, where there is a detached double garage and ample parking. Beautifully tended gardens extend to the front aspect, and a

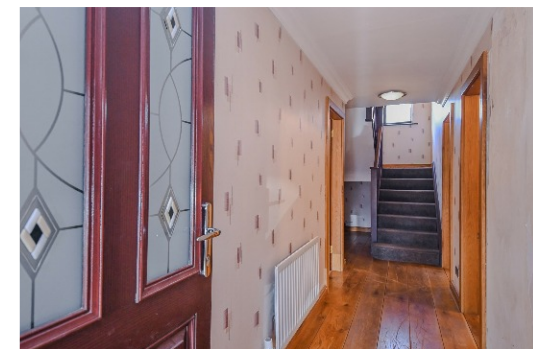
secluded rear garden enjoys an excellent degree of privacy as well as a pleasant open aspect.

Nestled within the scenic county of Derbyshire, Rosliston is a sought after rural village home to an array of village amenities to include a Co-Op, a pub, a post office, a church and a thriving village hall which hosts an array of 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. 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.



- Executive Detached Family Home
- Offered with No Upward Chain
- Generous Extended Interiors
- Solar Panels included in Sale
- Rural Views to Front & Rear
- Four Superb Reception Rooms
- Solid Oak Kitchen with Inglenook
- Porch, Reception Hall & Cloakroom
- Four Excellent Double Bedrooms
- Master Suite with Dressing Room & En Suite
- Master Balcony with Countryside Views
- Refitted Family Bathroom & Guest En Suite
- Well Tended Front & Rear Gardens
- Detached Double Garage & Parking
- Mains Services & Double Glazed Windows
- Walking Distance to Village Amenities



Sliding doors open to the **Entrance Porch**, where the front door gives access into:

Reception Hall

With solid oak flooring, stairs rising to the first floor and doors opening into the first of the reception rooms, kitchen and cloakroom

Lounge 5.5 x 3.5m (approx. 18'0 x 11'5)

A spacious reception room having a bay window to the front aspect, further window to the side and a wood burning stove set to stone hearth. There is also a gas point to the fireplace and the projector screen and equipment is as separate negotiation. An archway opens into:

Dining Room 2.9 x 2.82m (approx. 9'5 x 9'3)

A door opens back into the hallway opposite the kitchen, and the dining room leads open plan style into:

Garden Room 6.05 x 2.98m (approx. 19'1 x 9'9)

Windows overlook the rear garden, and the garden room has feature raised oak flooring. A door with full height window also opens out to the rear garden

Kitchen 6.95 x 4.74m (approx. 22'9 x 15'6)

The kitchen comprises a range of quality solid oak in-frame full height, wall and base units, housing a Rangemaster Belfast sink, spaces for a American fridge freezer and wine fridge, and an integrated Bosch dishwasher. An arched brickwork inglenook houses a Rangemaster dual fuel cooker which is included in the sale, and to one side there is a **Utility Space** with provisions for both a washing machine and tumble dryer. The kitchen has useful pantry storage and pull out larder units and granite work surfaces throughout. A door opens into:

Family Room 5.5 x 4.6m (approx. 18'0 x 15'0)

Another spacious reception room having a picture window to the front, a wealth of exposed beams and a characterful inglenook fireplace housing a wood burning stove set to stone hearth

Cloakroom 1.76 x 1.4m (approx. 5'9 x 4'6)

Comprising wash basin set to vanity unit and wall hung Gerberit WC, with oak flooring, oak panelling and granite accents





Stairs rise to the **First Floor Landing**, having a window to the rear at the half landing with pleasant garden views. There is access to the loft from the landing, and doors open into four generous double bedrooms and the family bathroom

Master Bedroom 5.4 x 4.8m (approx. 17'7 x 15'8)
A spacious principal suite which has been extended to create a dressing area with a range of solid oak fitted wardrobes. Double doors open to a stunning glazed **Balcony** with garden and countryside views. Having private use of:

En Suite Wet Room 2.7 x 1.68m (approx. 8'10 x 5'6)
Fitted with a contemporary suite having washbasin set to granite throw, wall hung Villeroy and Boch WC and an Axor Hansgrohe shower unit with both a fixed waterfall and an adjustable head. The wet room has a heated towel rail, tiled flooring and walls and a recessed storage with lighting

Bedroom Two 4.56 x 3.03m (approx. 15'0 x 9'11)
Another spacious double room having a range of fitted wardrobe on a window to the front enjoying pleasant rural view. Double doors open into the:

En Suite 3.3 x 3.1m (approx. 10'9 x 10'3)
Fitted with wash basin set to vanity unit, WC and wet room style shower, with a heated towel rail and a window to the side

Bedroom Three 4.0 x 2.9m (approx. 13'1 x 9'6)
With windows to the front and side

Bedroom Four 3.48 x 2.92m (approx. 11'4 x 9'6)
A fourth double room having a window to the rear enjoying countryside views

Refitted Bathroom 2.73 x 2.06m (approx. 8'11 x 6'9)
Comprising wash basin fitted to vanity unit, WC and bathtub with shower above having both rainfall and handheld attachments, with tiled flooring, half tiled walls, and obscured window and a heated towel rail







Floor Area: 2,131 ft²



Outside

Lanyuan is set back from the lane beyond a generous frontage, with immaculately tended gardens bordered by a low brick wall. A driveway shared in part with one neighbour leads to a private block paved driveway to the fore of the property, also having access via a manual up and over door into the **Detached Double Garage** 5.3 x 5.2m (approx. 17'4 x 17'0). Gated access to either side leads into the rear garden

Rear Gardens

The rear garden enjoys an open aspect and an excellent degree of privacy, being laid mainly to lawns bordered by neatly stocked flower beds. There is exterior power, lighting and water, and a covered arbour with double doors to one side houses the a sunken hot tub

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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