







**\*\*No Chain\*\***

A stunning four bedroom detached property, situated within the desirable village of Rolleston on Dove, having good access to a range of local amenities and transport links. The property benefits from an impressive open plan kitchen diner, with bi-fold doors opening onto the landscaped garden, four double bedrooms and an integral garage with driveway in front, providing ample parking facility. Viewing is highly recommended strictly via appointment only.



## Accommodation

The accommodation opens up through a composite front entrance door into a bright and spacious entrance hallway. To the left, a door leads to the living room, while straight ahead is the entrance to the open plan kitchen. The living room, currently utilised as a study and snug, benefits from ample natural light streaming in through a large double glazed window.

The open plan kitchen diner boasts a superb array of matching wall and base units, complete with a double electric oven, integrated microwave, fridge freezer, and dishwasher. Additional features include under-counter pots and pans drawers, a gas hob with extractor, under cupboard downlighting, and a double glazed window offering views of the rear elevation. A double glazed door from the kitchen leads out onto the patio. A doorway leads to the utility room, which in turn provides access to the WC and integral garage, while an opening leads to the impressive sitting room. The Sitting room is enhanced by an elegant media wall that adds a polished touch to the space. Bi-folding doors seamlessly merge the indoor and outdoor areas, with electric blinds and an electric canopy offering shade over the south-facing patio.

Ascending the stairs from the entrance hallway leads to the first floor, where the landing features a double airing cupboard, loft hatch, and doors leading to four double bedrooms and a family bathroom. Bedrooms three and four offer plenty of space for a bed and wardrobes, with double glazed windows providing natural light. The second



bedroom, currently serving as a guest suite, includes a built-in sliding mirror wardrobe and a double glazed window overlooking the rear elevation. The master suite comprises a triple sliding wardrobe, a double glazed window to the front elevation, and an en-suite shower room with a three-piece suite.

Outside, the front elevation of the property boasts a driveway providing ample parking space that leads to the integral garage. The rear of the property showcases a beautifully landscaped garden, featuring a patio area









perfect for outdoor seating, an astro turf lawn for easy maintenance, and timber fencing enclosing the boundaries.









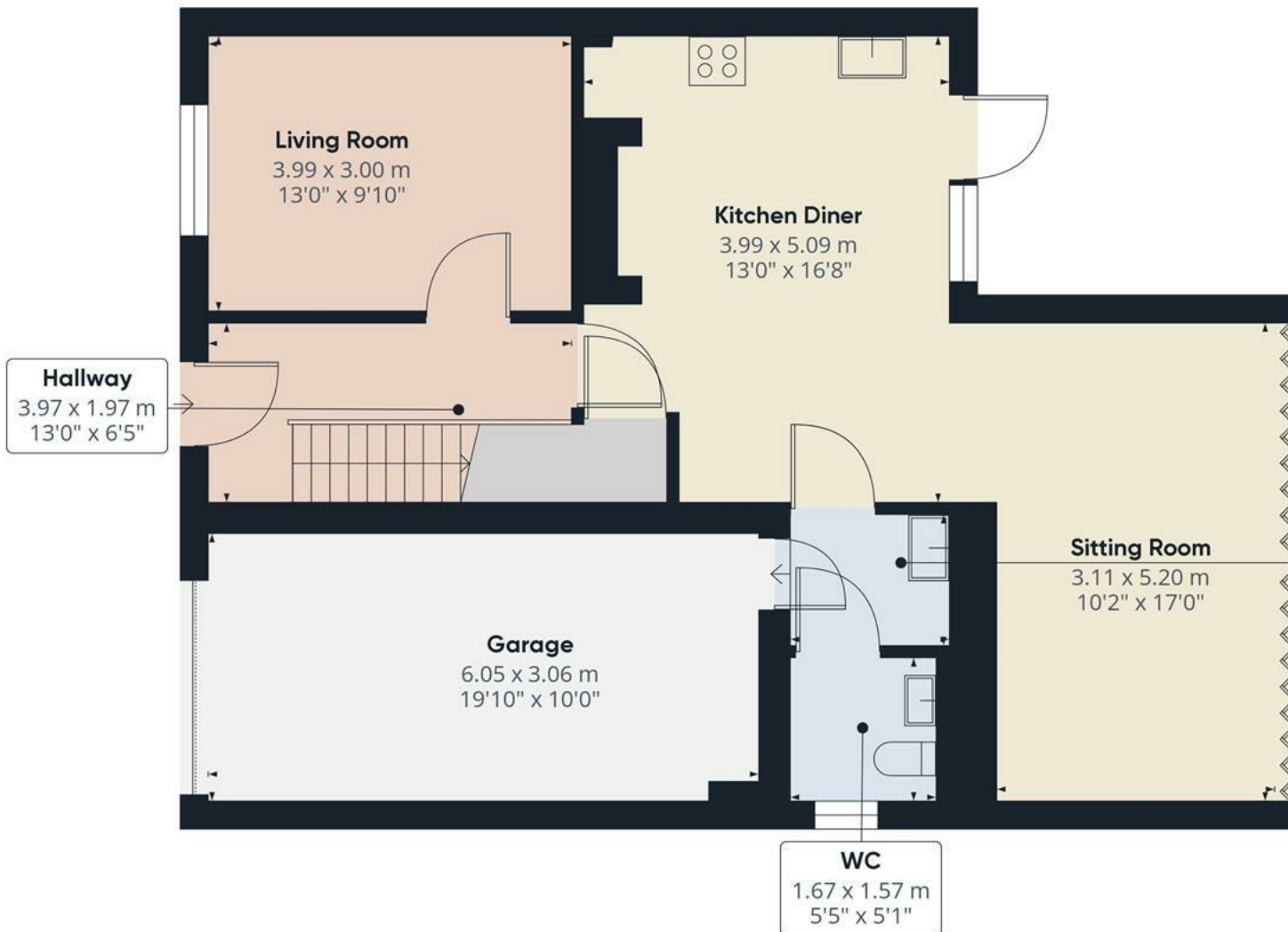












Approximate total area<sup>(1)</sup>  
82.58 m<sup>2</sup>  
888.86 ft<sup>2</sup>

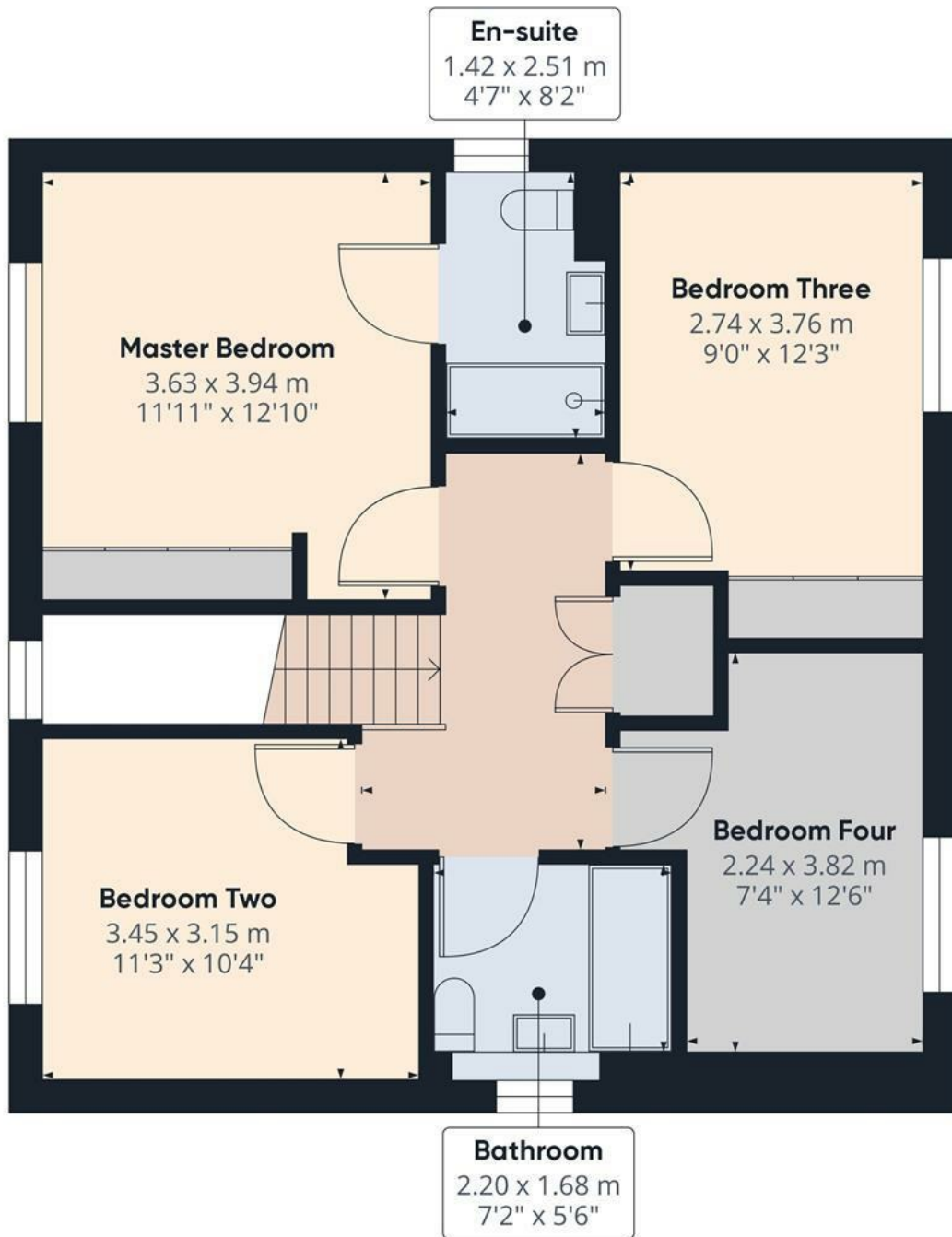
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Floor 0





Approximate total area<sup>(1)</sup>

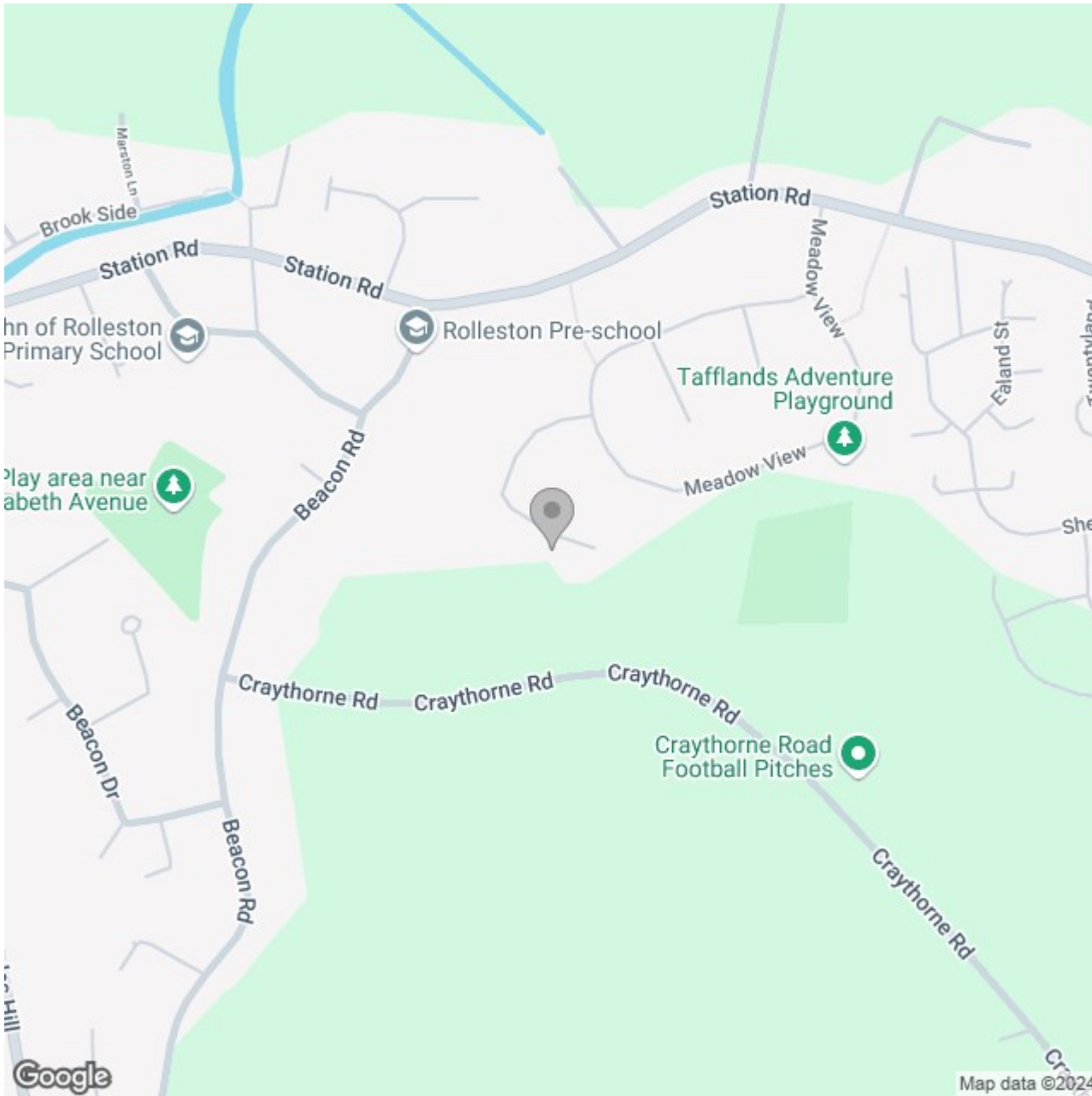
60.27 m<sup>2</sup>  
648.78 ft<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>84</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	