







A beautifully appointed 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 two reception rooms, a modern fitted kitchen diner, large utility & boot room, four well proportioned bedrooms with two en-suite shower rooms and a generous sized garden. Viewing is highly recommended strictly via appointment only.



## Accommodation

### Entrance hall

With central heating radiator, stairs rising to the first floor, recessed spotlighting, two double glazed windows to the front elevation, WC / cloaks and doors leading off to :

### Living room

With central heating radiator and a double glazed UPVC window to the front elevation.

### Kitchen diner

With a selection of matching wall and base units, having integrated fridge freezer, dishwasher, four ring hob, over hob extractor, Neff double oven with warming drawer below, sink with mixer tap and drainer, central heating radiators, double glazed windows to the side and rear elevation, recessed spotlighting, double glazed French doors leading out onto the decking and doors leading off to:

### Office

With central heating radiator, double glazed windows to the side and rear elevation and a double glazed side access door.

### Utility Room

With a selection of matching wall and base units, having a straight edge preparation worksurface, central heating radiator, double glaze window the side elevation, integrated washing machine, recessed spotlighting and an opening lead through to.

### Boot room



With a selection of matching wall and base units having a sink with mixer tap and drainer, central heating radiator, double glazed side access door, recessed spotlighting and a door leading through to the garage.

### WC/cloaks

With a low WC, wash hand basin with mixer tap and vanity unit below, central heating radiator and partially tiled walls.

### First Floor Landing









With loft hatch, storage cupboard, recessed spotlighting and doors leading off to:

#### Master Bedroom

With a selection of fitted wardrobes, central heating radiator, double glazed window to the front elevation and a door leading through to the ensuite shower room.

#### En-Suite Shower Room

With a three piece suite comprising: low level WC, wash hand basin with mixer tap and vanity unit below, shower cubicle with glass sliding doors and gravity shower over, heated ladder tower rail and recessed spotlighting.

#### Bedroom Two

With central heating radiator, window to the rear elevation and door leading to the ensuite shower room.

#### Ensuite shower room

With a low level WC, wash handbasin with mixer tap and vanity unit below, shower cubicle with glass sliding door and electric shower over and heated ladder towel rail.

#### Bedroom Three

We have central heating radiator, double glazed window to the front elevation and a built-in storage cupboard.

#### Bedroom Four

With central heating radiator and a double glazed window to the rear elevation.

#### Family Bathroom

With a three-piece suite comprising: low level WC wash hand basin with mixer tap and vanity unit below, bath with mixer tap and handset, heated ladder towel rail double glazed window to the rear elevation.

#### Outside

The outside of the property to the front elevation features a driveway providing parking facility. The rear elevation offers a decked area for seating and a generous laid to lawn garden.





















Floor 0



Floor 1

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

125.42 m<sup>2</sup>  
1350.01 ft<sup>2</sup>

**Reduced headroom**

0.27 m<sup>2</sup>  
2.91 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 1.5 m/5 ft

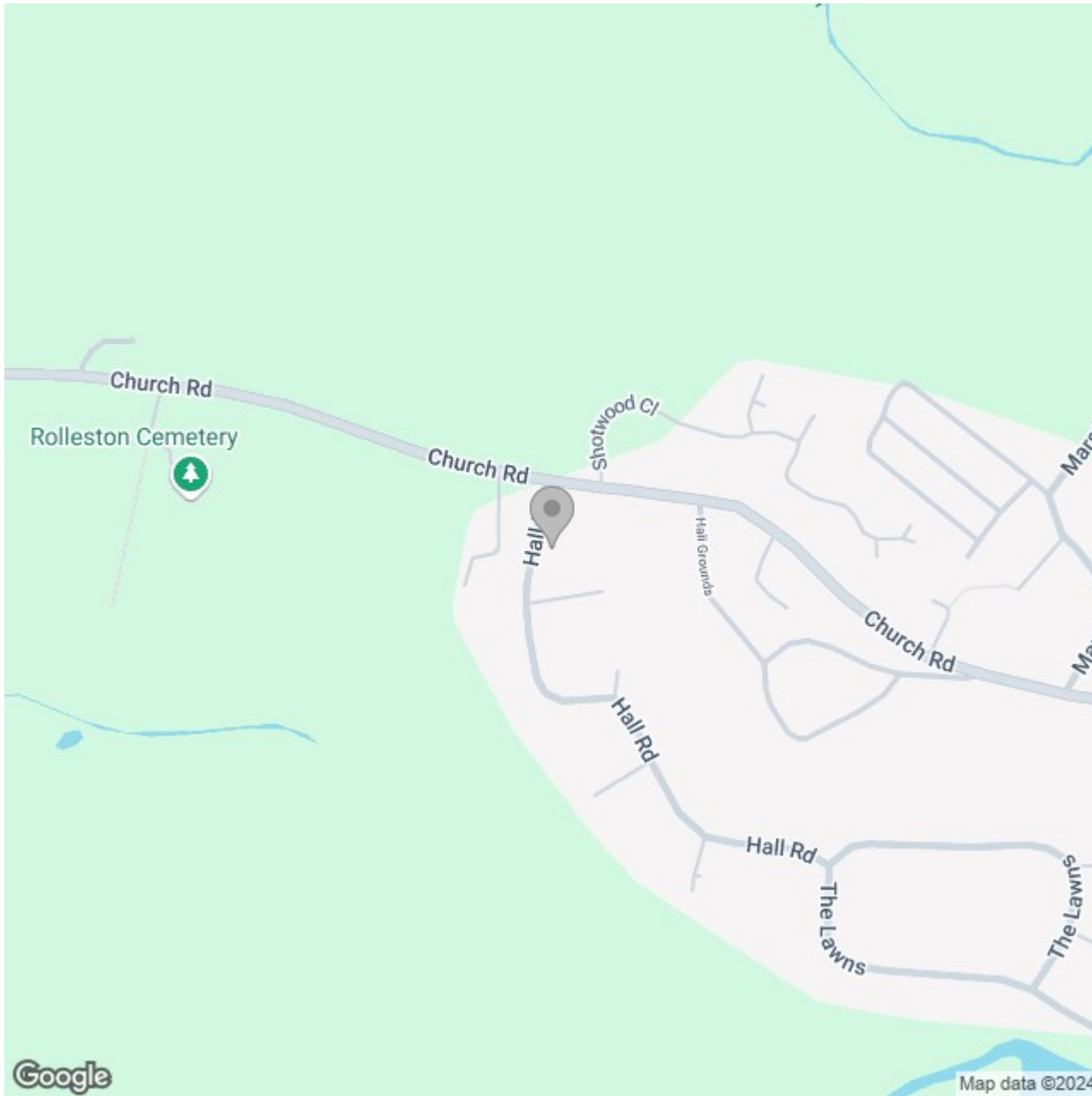
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**







### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>73</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	