





Set in the heart of the desirable village of Rolleston on Dove, this exceptional family home exudes style, space, and versatility, offering over 3,000 sq ft of thoughtfully designed accommodation. The property has been skilfully extended and renovated to create a luxurious and flexible residence, perfect for large or multi-generational families. Positioned on a approxamtley 0.22-acre plot with beautifully established gardens, a spacious driveway, and an oversized double garage, this home is available with no upward chain and is ready to welcome its next owners.



## Accommodation

### Ground Floor

Stepping through the front entrance, you are greeted by a spacious reception hallway, creating an immediate sense of grandeur, with a staircase rising to the first floor and doors leading to the principal living areas. On the ground floor, the home boasts four versatile reception rooms. The living room at the rear of the property is bathed in natural light from French doors and windows overlooking the garden, while a feature fireplace adds a cosy focal point. Across the hallway, the formal dining room, with its bay window and bevelled glass doors, provides an elegant space for entertaining.

A well-appointed study with a feature window offers a quiet retreat for home working, and a second flexible room on this floor could serve as a second study, cloakroom, or boot room. At the heart of the home is the stunning open-plan living/dining kitchen, fitted with sleek high-gloss units, contrasting worktops, and a matching island. Integrated appliances include a double oven, dishwasher, and space for a large fridge freezer. Wood flooring extends throughout, and the room provides ample space for both dining and relaxing, making it an ideal social hub.

The adjacent utility room offers additional storage, space for further appliances, a side door to the driveway, and a convenient guest WC.

### First Floor

The first floor continues the theme of space and comfort, with a generous landing leading to four substantial bedrooms. The master bedroom is particularly impressive, offering fitted wardrobes, a dual aspect with views of the garden and countryside, and a luxurious en-suite. The en-suite is well-appointed, featuring a shower cubicle, panelled bath, twin wash basins set in vanity units, and a concealed cistern WC.

Bedrooms two, three, and four are all generously sized and benefit from fitted wardrobes, ensuring ample storage. The family bathroom is equally spacious, offering a panelled bath, separate shower cubicle, fitted vanity units with a wash basin, and a WC.

### Outside

The property is set well back from the road, behind a beautifully maintained front garden with a lawn, mature borders, and a block-paved driveway offering ample parking. The driveway leads to an oversized double garage, equipped with one electric and one manual up-and-over door, plus a side access door.

The rear garden is a highlight of the property, offering a private and beautifully landscaped space. A paved terrace provides an excellent area for outdoor dining, while the shaped lawns, mature borders, and hedging create a peaceful, picturesque setting. French doors from the living room lead to the garden, where a remote-controlled sun awning with a side screen offers comfort and convenience.

The property also benefits from solar panels, which generate approximately £650 per annum in income and reduce electricity costs during daylight hours. The heating system allows separate control for the ground and first floors, and the home is fully alarmed for added peace of mind.

## Location

The village offers an excellent blend of convenience and charm, featuring two well-loved pubs, a Co-op store, Post Office, and a popular primary school. With easy access to countryside walks and superb transport links via the A38 and A50, Rolleston on Dove is a truly ideal location.











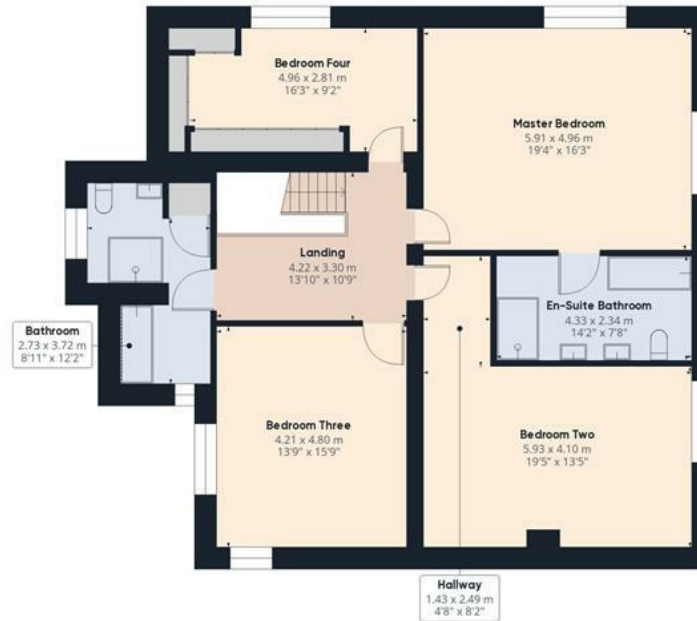








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



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

305.44 m<sup>2</sup>  
3287.73 ft<sup>2</sup>

**Reduced headroom**

1.6 m<sup>2</sup>  
17.26 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.

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Floor 0 Building 1

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

268.44 m<sup>2</sup>

2889.47 ft<sup>2</sup>

Reduced headroom

1.6 m<sup>2</sup>

17.26 ft<sup>2</sup>



Floor 1 Building 1

(1) Excluding balconies and terraces

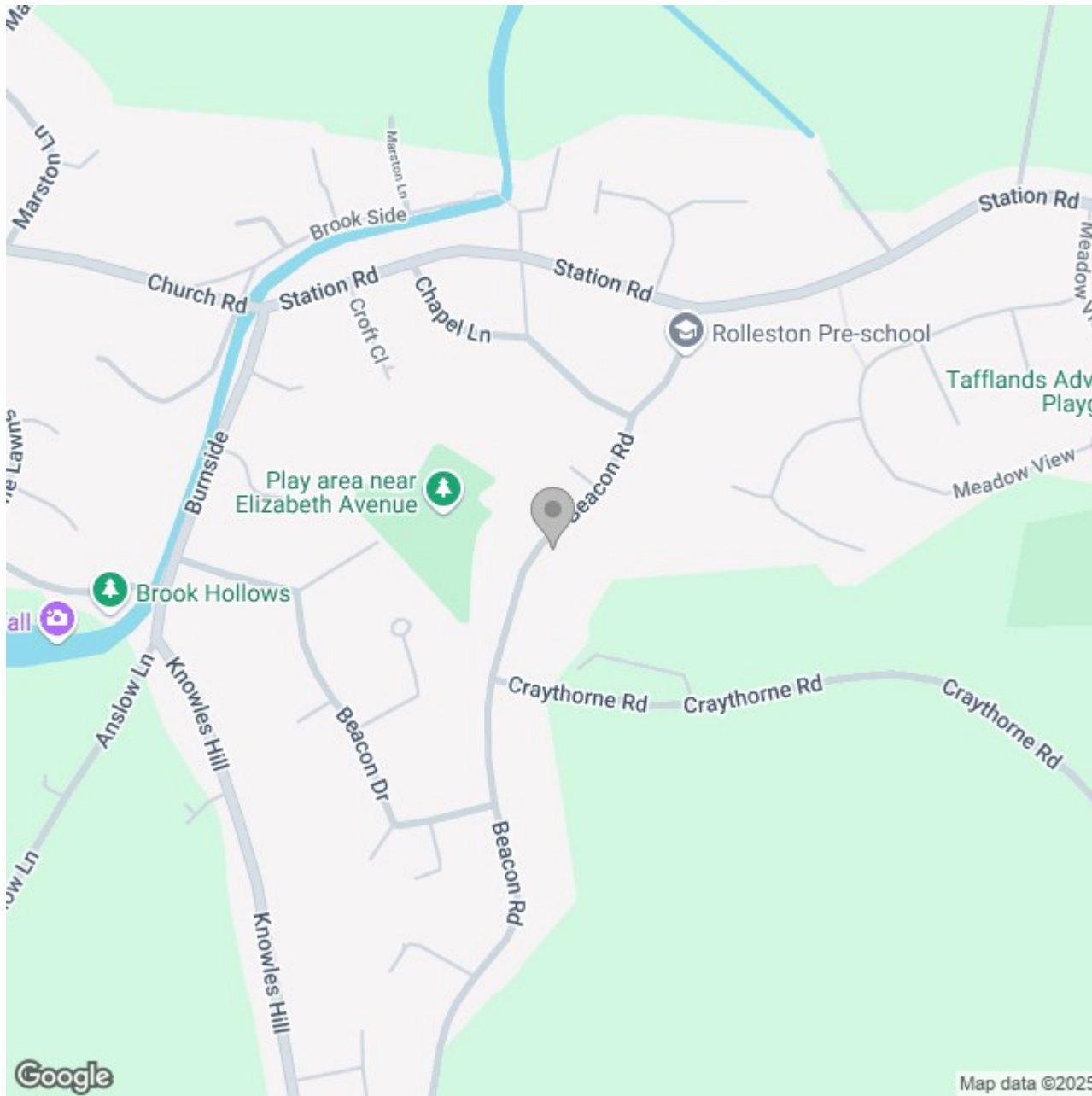
Reduced headroom

..... Below 1.5 m/5 ft

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>86</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	