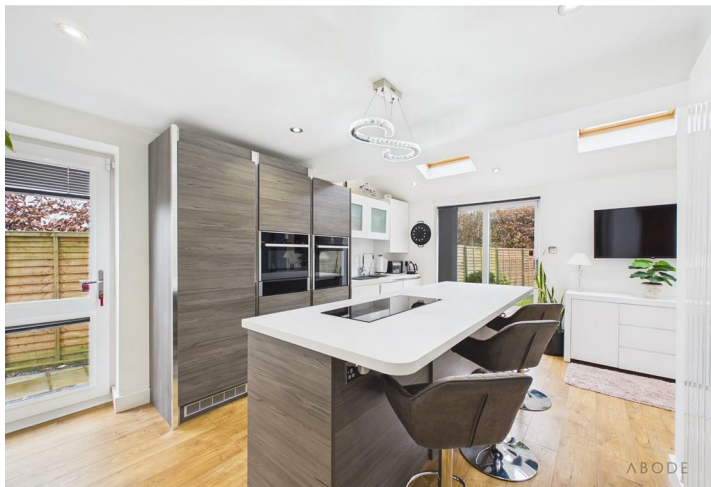






A well-presented three-bedroom detached family home, positioned within a select development in the desirable village of Rolleston on Dove. Offering modern and well-maintained accommodation throughout, this home provides a spacious open-plan layout ideal for both everyday living and entertaining, alongside a double garage and a south-facing garden.

The current owners have further enhanced the property with a newly installed patio area to the side and updated ovens within the kitchen, adding to the overall practicality of the home.



# Accommodation

## Ground Floor

The accommodation opens into a welcoming entrance hallway, finished with wood-effect flooring and providing access to all ground floor rooms, along with a useful cloakroom/WC.

To the front of the property is a separate study, offering a versatile space ideal for home working or additional reception use.

The lounge is positioned to the front elevation and features a contemporary electric fire, creating a focal point to the room. An opening leads through to the rear of the property where the home really comes into its own.

Across the rear elevation is an open-plan kitchen, dining and living space, designed with modern family living in mind. The dining area benefits from French doors opening out to the garden along with roof windows allowing plenty of natural light.

The kitchen is fitted with a comprehensive range of wall and base units, complemented by a central island incorporating a breakfast bar and induction hob. Integrated appliances include double ovens (recently updated), fridge, freezer, dishwasher and washing machine, along with a pantry cupboard and wine fridge. Patio doors and a side access door provide direct access to the outside.

## First Floor

The first-floor landing provides access to three well-proportioned bedrooms and the family bathroom.

The master bedroom is positioned to the rear elevation and benefits from built-in wardrobes and an en-suite shower room fitted with a modern three-piece suite.

Bedroom two is located to the rear, overlooking the garden, while bedroom three is positioned to the front and includes fitted storage.

The family shower room is fitted with a contemporary three-piece suite, including a walk in shower, wash hand basin and WC, finished with tiled flooring and walls.

## Outside

The property is situated at the head of a cul-de-sac and is approached via a double-width driveway providing off-street parking, leading to a double garage.

To the front, the garden is mainly laid to lawn with planted borders and a pathway leading to the entrance.

The side garden has been landscaped for ease of maintenance and now benefits from a newly installed patio area.

The rear garden enjoys a south-facing aspect and is mainly laid to lawn with planted borders, complemented by a patio seating area ideal for outdoor entertaining.

# Measurements

Lounge – 3.15m x 4.93m

Dining Area – 2.11m x 4.83m

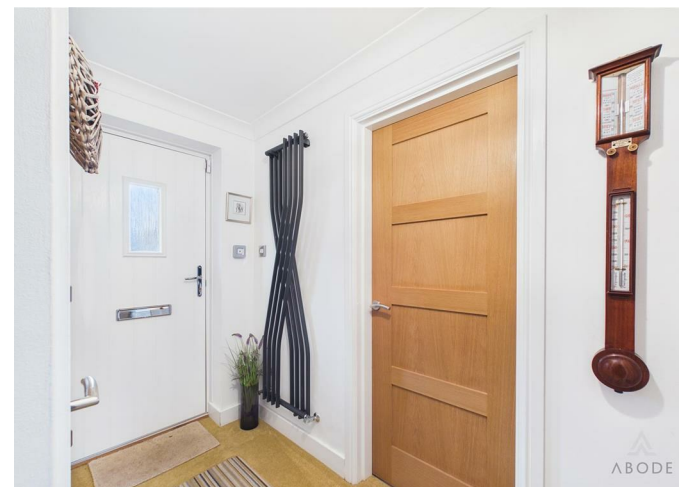
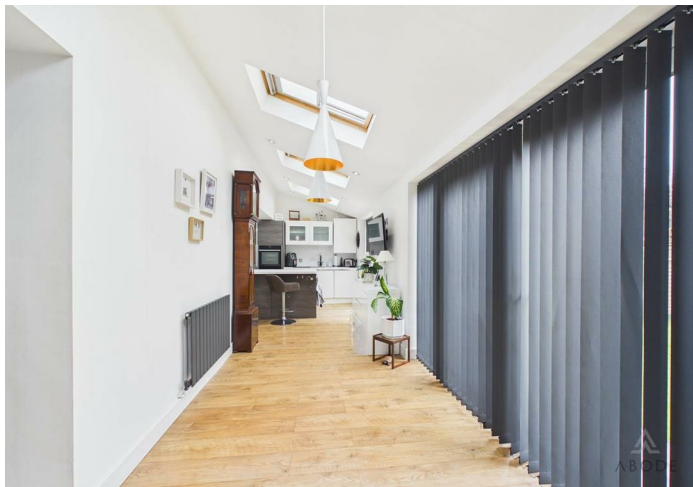
Kitchen – 5.08m x 4.14m

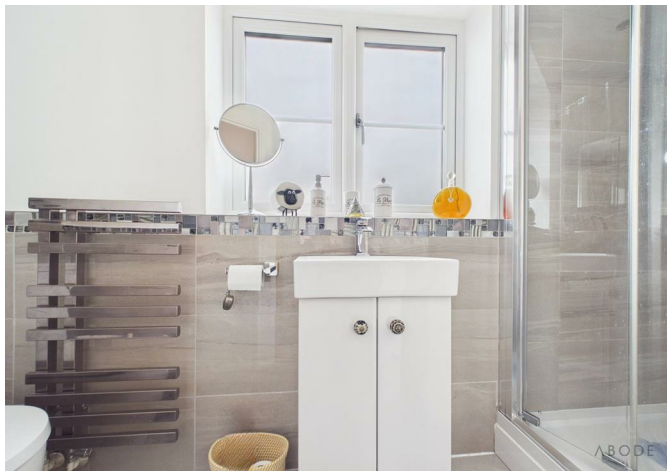
Study – 2.34m x 3.05m

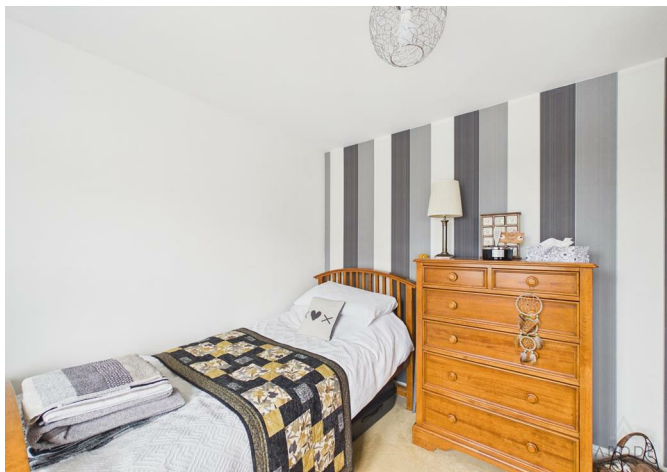
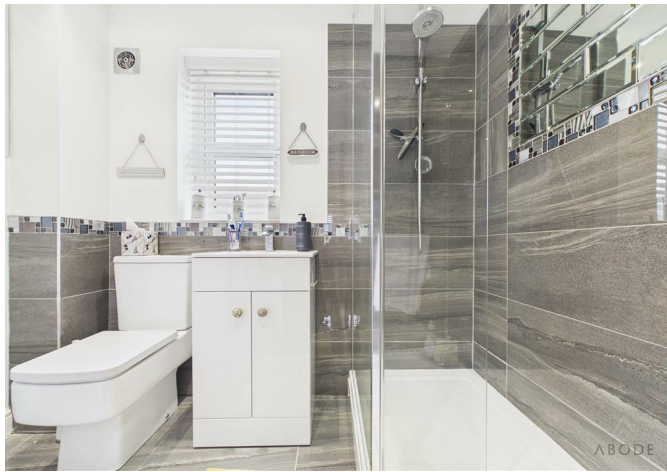
Master Bedroom – 3.43m x 3.23m

En-Suite – 0.76m x 3.23m







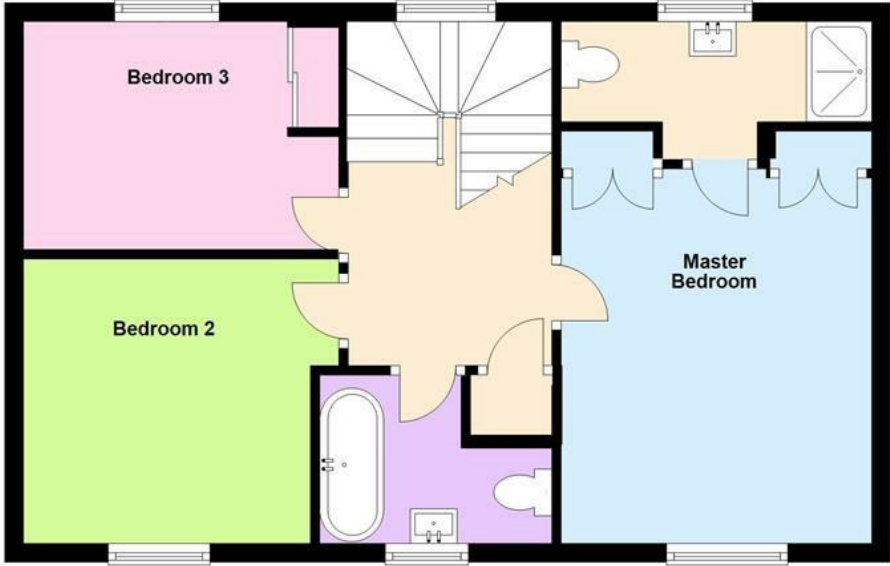


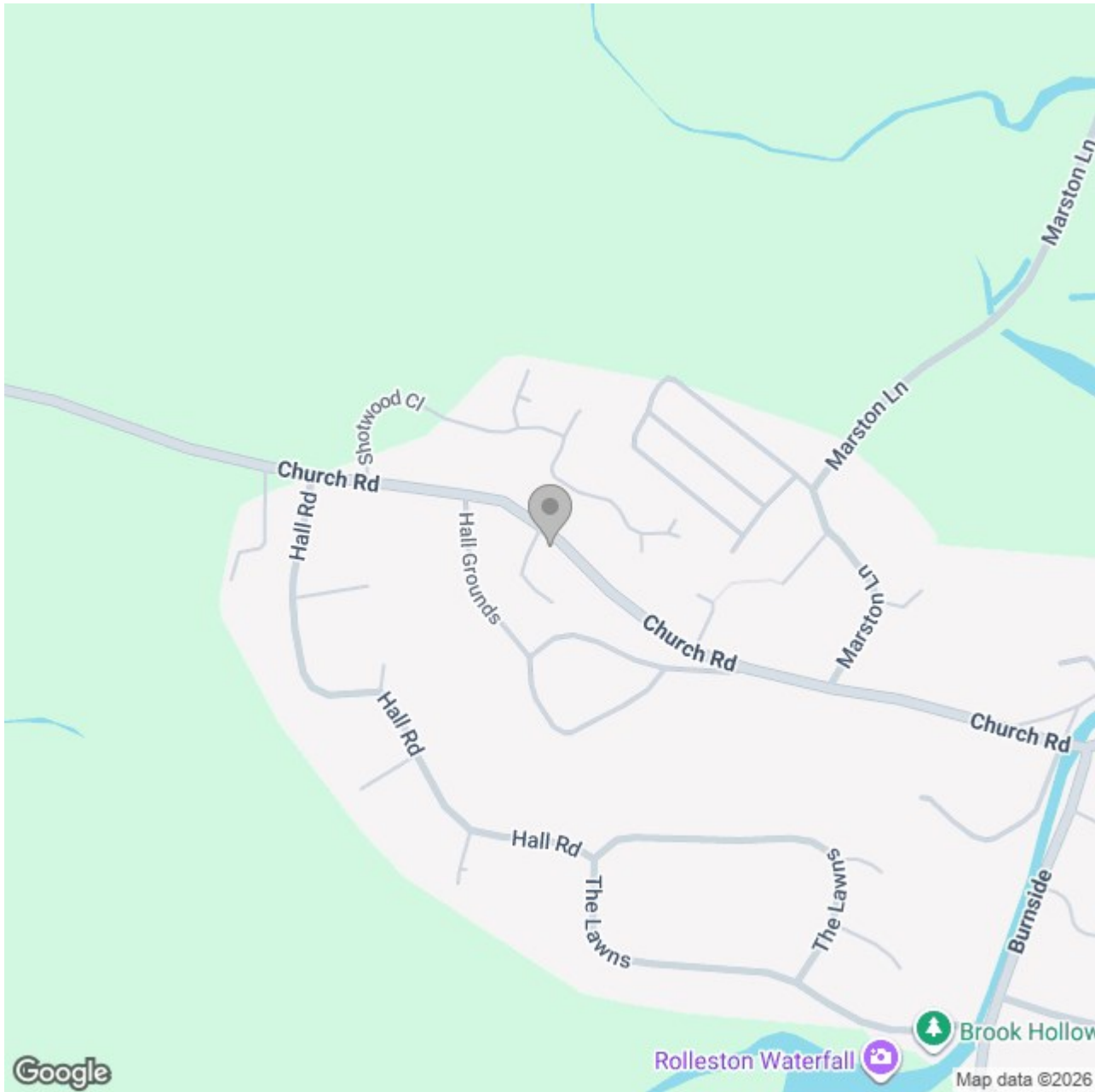


Ground Floor



First Floor





### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	