

Knightswood Close

Rosliston, Swadlincote, DE12 8JJ

John
German





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£495,000

Lovely, modern detached home in a charming village location with countryside walks on the doorstep. Beautifully presented throughout with a stunning open plan living/dining/kitchen, plus substantial lounge and bedrooms with dressing room and ensuite to master.



Situated in the sought after south Derbyshire village of Rosliston, popular for its forestry centre and perfect for getting outdoors, together with having a Co-Op store, popular pub and excellent transport links to the nearby centres of Burton-on-Trent, Ashby-de-la-Zouch, and the Cathedral city of Lichfield.

The property is beautifully presented throughout, set behind a double-width block paved driveway and front entrance door opening into a good sized reception hall having a useful under stairs storage cupboard, practical wood-effect flooring and boasting underfloor heating throughout the ground floor.

The substantial lounge enjoys a full-height double glazed bay window framing views to front, together with glazed double doors leading to the living dining kitchen.

The living dining kitchen is of course the highlight of the home, stretching across the full rear width. The kitchen area is superbly appointed, comprising base and eye-level units finished in navy with work surfaces over incorporating a breakfast bar, plus sink and drainer unit. A range of integrated appliances include a NEFF induction hob, double oven, dishwasher, fridge freezer, wine cooler. The dining/living area has bi-fold doors opening out onto the rear garden. Off the kitchen is also a useful utility room with additional appliance space and door to side.

Completing the ground floor accommodation is the guest WC with close coupled WC and wash hand basin.

Ascend the stairs to the first-floor galleried landing and you will find a window to front and doors leading off to five bedrooms.

The master bedroom is particularly impressive, boasting a separate dressing area and ensuite shower room comprising shower cubicle, wash hand basin and WC.

There are three further good-sized double bedrooms on the first-floor.

The fifth bedroom is currently used as a further dressing room.

The contemporary family bathroom is fitted with a suite comprising shower cubicle, bath, pedestal wash basin, WC, and a window to the side.

The gardens to the rear feature a good sized paved patio, ideal for entertaining in Spring and Summer months! In addition to shaped lawns, and a side entrance via gate.

Please note that there is an Estate Management Fee applicable. TBC.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

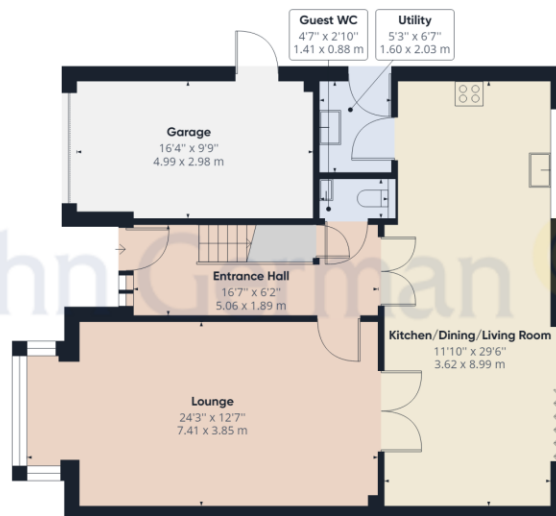
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/16012023

Local Authority/Tax Band: South Derbyshire District Council / Tax Band F







Ground Floor

Approximate total area⁽¹⁾

1816.49 ft²

168.76 m²



Floor 1

(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.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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