

Main Street

Rosliston, Swadlincote, DE12 8JW

John German





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£550,000

High calibre executive detached, built on generous lines with quality fixtures and fittings throughout. The layout is perfect for a growing family with three separate reception rooms plus a dining kitchen and four well proportioned bedrooms. Located in the heart of the village with open fields to the rear the garden enjoys a rare degree of privacy whilst to the front of the property there is plenty of off road parking as well as a detached double garage.



Entrance to the property is via the front entrance door with a storm canopy above opening into the impressive entrance hall with a stunning parquet floor and stairs rising to the first floor. There is a useful cloaks cupboard and doors lead off to the ground floor living spaces. Located off the entrance hall is the guest cloaks/WC which has been refitted with a concealed flush WC and a vanity washbasin with cupboard storage beneath, ceramic tiling to half wall height, window to the side and a traditional styled combined radiator and handrail. At the rear of the property sits the main living room which features lovely floor to ceiling picture windows to two aspects with views over the rear garden. A large exposed brick fireplace forms the focal point of the room with a cast-iron log burner and quarry tiled hearth. Double doors lead straight through to the dining room. The dining room is a lovely large reception room with a matching floor to ceiling picture window overlooking the garden and a door back to the hallway. The breakfast kitchen has plenty of space for a breakfast table and is fitted with a high-end oak kitchen with matching base and eye level units, under unit lighting and granite worktops with matching upstands, granite composite sink, integrated dishwasher, fridge, freezer, 18 bottle wine cooler and a built-in stainless steel range cooker with double oven and grill, five ring induction hob, granite splashback and extractor hood over. The kitchen has two windows overlooking the front elevation with a side entrance door which opens onto the side patio area. There is a spacious utility/laundry room at the opposite end of the house with plenty of storage and appliance space as well as plumbing for a washing machine. Completing the ground floor accommodation is a large study which overlooks the front elevation and is currently used as a snug and fitted with laminate flooring. On the first floor, stairs lead to a spacious landing with doors leading to off to the bedrooms and main bathroom. The master bedroom is an impressive size and overlooks the rear garden and fields beyond. The equally impressive ensuite is fitted with a full four piece bathroom suite comprising panelled bath, separate shower enclosure, concealed flush WC and a vanity washbasin with cupboard storage beneath. Ceramic tiling to half wall height (full height to shower) ceramic tiled floor, traditional style combined radiator and towel rail, with window to the rear. There are three further well proportioned bedrooms served by a family bathroom comprising panelled bath with shower over and glass shower screen, concealed flush WC and a vanity washbasin with cupboard storage beneath. Ceramic tiling to half wall height (full height to shower area) ceramic tiled floor, traditional style combined radiator and towel rail, with window to the front.

Outside the property is set back from the road in a slightly elevated position behind a low boundary wall. The front of the property is mainly tarmaced providing extensive off road parking and turning space as well as access to the garage having remote control roller doors and electric vehicle charging point, whilst carefully selected shrubs and specimen trees provide some screening as well as year round interest and colour. Gated access to the side of the property leads to a large walled patio area which is both sheltered and extremely private located just of the kitchen, this area is regularly used for outdoor dining and entertaining. Moving onto the rear, the garden opens up to a spacious lawn with well stocked herbaceous borders. Adjacent to the rear of the house is second patio area whilst a third patio is located at the end of the garden with a summer house and a great view over the fields at the rear.

The sought-after village of Rosliston with its forestry centre, is ideal for those who like to get outdoors and explore the countryside with endless miles of walks through woods and fields. The village boasts a range of local amenities making it a great option for families including village stores, post office and a primary school, together with a popular pub 'The Bulls Head'. This is a location perfectly placed for reaching the nearby centres of the cathedral city of Lichfield, Burton-on-Trent, Ashby-de-la-Zouch and beyond with excellent links provided by the M42 and A38. Additionally, there are great train services from Lichfield to London.

We understand a small proportion of the plot is subject to a possessory title. Please speak to the agent for more information.

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.

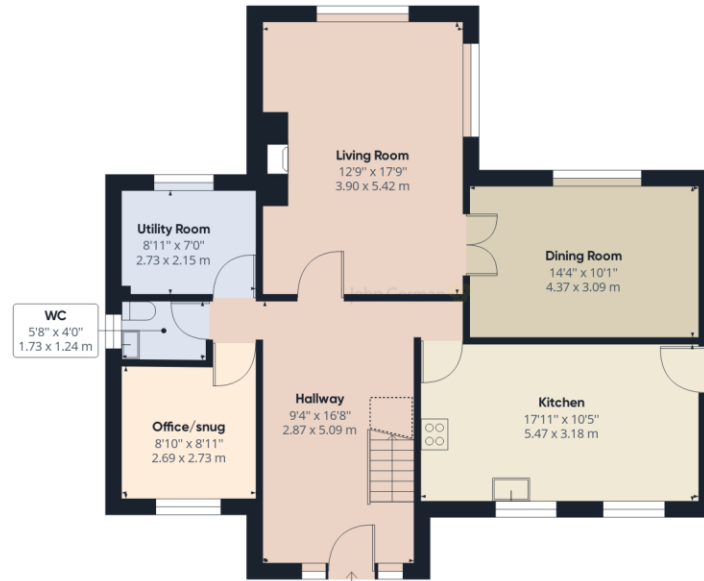
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/05062023

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







Ground Floor



Approximate total area⁽¹⁾

1806.39 ft²

167.82 m²

Reduced headroom

16.57 ft²

1.54 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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



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		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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