

Burton Road

Rosliston, Swadlincote, DE12 8JU



A rare opportunity to purchase a unique & well-presented four bedroom detached property located in the desirable & idyllic village of Rosliston near Swadlincote. Set on a plot of circa 0.22 acres, this property boasts ample development potential set against a backdrop of fields & the National Forest, possessing both unparalleled and unspoilt views.

£400,000

John German 

Both newly decorated & carpeted, this property comprises four spacious bedrooms, two reception rooms, rear conservatory, large front and rear gardens with ample parking to the front private driveway.

The front elevation comprises an attractive brick build with ample parking for circa 3 plus vehicles on a private driveway, a single garage and adjacent gated vehicle access to the rear of the premises leading to a substantial garden (please see note).

As you enter the property into the main hallway there is a spacious lounge at the front of the home, this room features large windows, feature fireplace and Karndean wood flooring throughout both reception rooms.

Through a doorway you enter the dining room which benefits from neutral décor and has direct access to the conservatory.

The conservatory itself has tiled flooring and overlooks the rear gardens and the fields behind the property.

The fitted kitchen is to the left of the dining room, the kitchen has a selection of overhead and under counter cupboards, plus a selection of in-built appliances and a pantry. The kitchen again has lovely views over the fields and surrounding countryside and has direct access to the rear gardens.

The first floor consists of three very spacious bedrooms, larger master bedroom and family bathroom. All bedrooms offer plenty of storage space with the two rear bedrooms providing excellent views across the expansive fields.

The family bathroom consists of a bath with an overhead shower, WC and sink.

The gardens are largely laid to lawn and offer a good deal of privacy.

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: JGA10112023

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



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Approximate total area[®]
1209.81 ft²
112.39 m²

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.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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