

Main Street

Rosliston, Swadlincote, DE12 8JW

John
German





Main Street

Rosliston, Swadlincote, DE12 8JW

£395,000

A truly substantial extended character home with over 2000 sq.ft of accommodation, perfect for a family with 4 large double bedrooms, farmhouse style dining kitchen, lounge with log burner, dining area and a sitting room plus off road parking.

NO UPWARD CHAIN



This character semi detached home is located in a popular and vibrant National Forest village location with excellent access to countryside and offers a superb all round family home. The house has been substantially extended and offers an abundance of space with approximately 2030 sq.ft of accommodation perfect for a family to grow into and ready to modernise in your own style. It enjoys a central village position and is just a stones throw from its Co-Op store, fish and chip shop, primary school and a popular pub. It is also within easy walking distance of Rosliston Forestry Centre, perfect for woodland walks and a haven for wildlife.

Set behind a raised lawned front garden with a central path leading to the entrance door that opens into the hallway. To the left is a lovely farmhouse style dining kitchen equipped with a range of units with contrasting worksurfaces incorporating a sink and drainer together with a range set in a brick chimney breast. There are windows facing the front and rear, space for further appliances and a door into a useful utility room that is a good sized room fitted with further units, a ceramic sink, window and door to the side plus access to a large under stairs storage cupboard.

The reception rooms have an open plan feel and flow through to the rear of the property, the first section is a sitting room with window overlooking the front and the rear section is a dining area that leads into a lovely light and spacious lounge with chimney breast housing a log burning stove, window and patio doors opening to the rear garden.

On the first floor the theme of space continues with a substantial landing, ideal as a study area having a built in storage cupboard. The master bedroom is a particularly large double enjoying a dual aspect and having an en suite shower room.

There are three further double bedrooms sharing a good size family bathroom comprising panel bath, separate shower, pedestal wash hand basin and WC.

The property has the benefit of a right of access around to the rear where a block paved driveway provides a comfortable amount of parking alongside lawns, established borders and a block paved terrace ideal for outside dining.

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

Property construction: Standard

Parking: Drive to rear

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: FTTC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

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

Our Ref: JGA/09052024

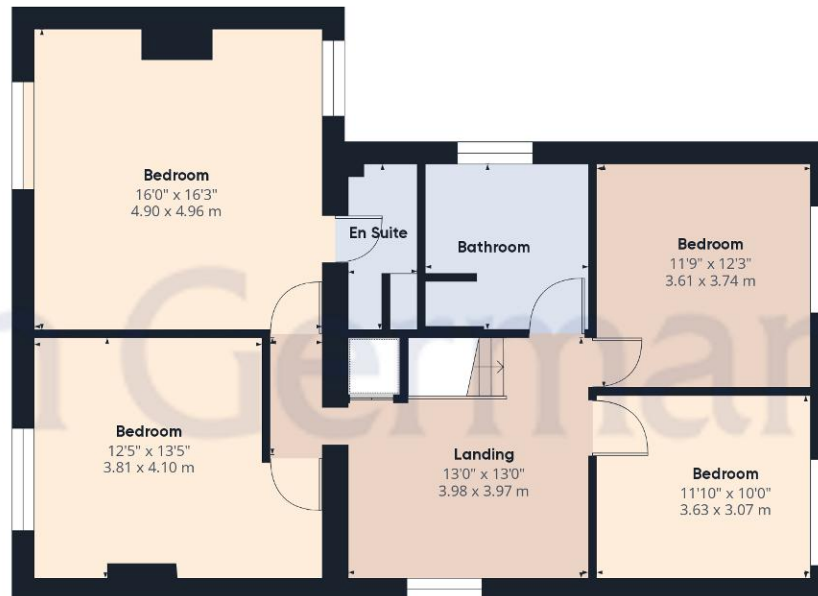
The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.







Ground Floor



Floor 1

Approximate total area⁽¹⁾
2030.8 ft²
188.67 m²

(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.

GIRAFFE360



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		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



John German

129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244

burton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



