

Main Street

Rosliston, Swadlincote, DE12 8JW

John German





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£375,000

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

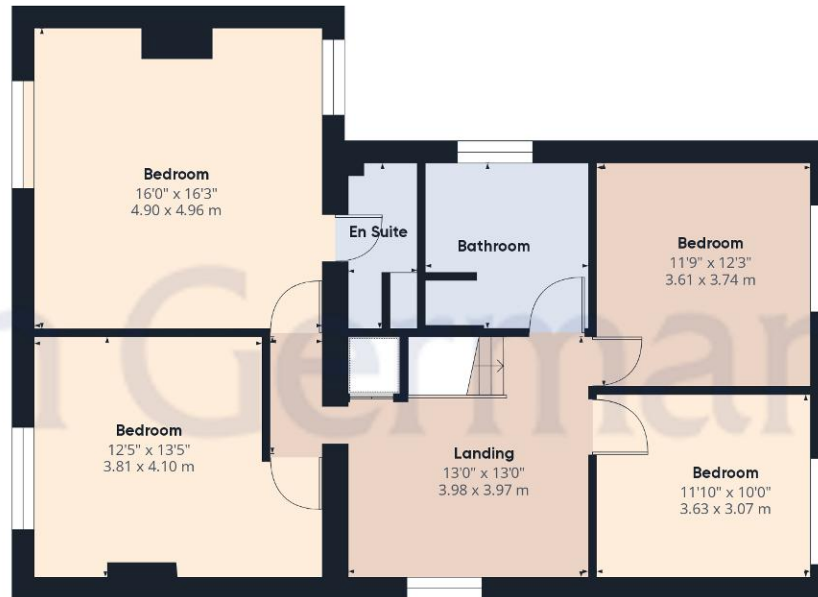
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Ground Floor



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.

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Agents' Notes

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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		



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