

Knightswood Close

Rosliston, Swadlincote, DE12 8JJ

John 
German





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£500,000

Originally built in 2019 is this wonderful, detached family home in the sought after village location of Rosliston. Set on an exclusive development of just a handful of homes, this home enjoys an immaculate interior, stunning countryside views with generous living accommodation internally.



This superbly appointed modern detached home is situated on an exclusive development of executive homes located on the very edge of the sought-after village of Rosliston. It is immaculately presented throughout and enjoys countryside views. The village has a local Co-op, Post Office, village hall, The Bulls Head pub and the ever-popular Rosliston Forestry Centre with a variety of woodland walks and trails. There are excellent transport connections to the cathedral city of Lichfield, Burton-on-Trent, Ashby de la Zouch, Tamworth and beyond.

Since the property was built in 2019, the sellers have redesigned the front aspect of the home by extending the driveway which now features an expansive block paved driveway with room for at least four cars. Upon entering the property, you are greeted by a welcoming hallway with access to the main living spaces of the home. The living room is a very generous size (24'5" into bay window) and provides ample space for relaxation and entertaining, with a large floor to ceiling bay window flooding the room with natural light.

One of the many showstoppers of this home is the expansive, open plan kitchen/diner which spans across the entire width of the property to the rear. The kitchen features matching wall and base units with worktops above, induction hob and cooker hood above, eye level electric oven, integrated fridge freezer, integrated dishwasher, fitted wine fridge, stainless steel sink and drainer and under cabinet lighting. With this room being such a good size, the sellers currently also have a six seater dining room table and a sitting space here. This space also has bi fold doors which opens up to the rear garden. Adjoined to the kitchen is the useful utility room having an external door to the side, plumbing for washing machine and stainless steel sink and drainer. To finish the ground floor, the home also has a conveniently located downstairs WC off the hallway.

The first floor houses five well-proportioned bedrooms, all of which are generously sized and beautifully presented. The sellers currently use four as bedrooms and the fifth as a study/office. The master bedroom benefits from a dressing room space and an en-suite. The en suite enjoys walk in shower enclosure, wash hand basin and WC. The other four bedrooms then share a family bathroom, which comprises both a shower enclosure, bath tub with mixer taps, wash hand basin and WC.

The rear garden has been landscaped since purchased in 2019. The garden is mainly laid to lawn, is privately enclosed to the perimeter and features a raised, porcelain tiled space which is perfect for outdoor seating. The garden is ultimately very private, with no neighbouring properties to the back. To finish, the home also boasts an internal garage, with power and lighting throughout. The garage can be accessed via up and over doors to the front or an external door to the side.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive & garage

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas.

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

Broadband type: 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 F

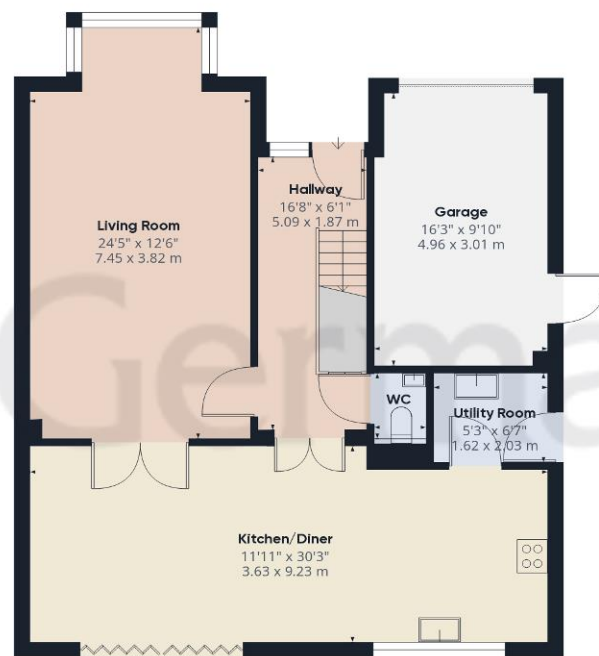
Useful Websites: www.gov.uk/government/organisations/environment-agency

www.southderbyshire.gov.uk

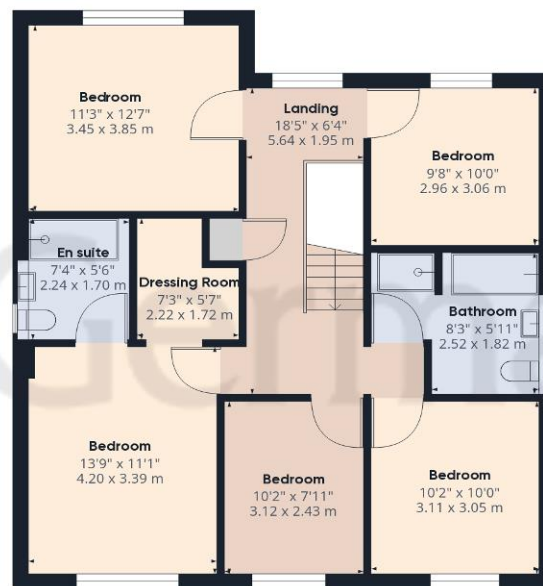
Our Ref: JGA/18112024







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1794.13 ft²

166.68 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.

Calculations are based on RICS IPMS 3C standard.

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Agents' Notes

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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.

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



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