







A beautifully appointed three bedroom semi detached cottage, situated on a stunning plot within the desirable village of Rolleston on Dove. The property benefits from having a spacious block paved driveway providing parking facility, detached double garage and separate workshop. three reception rooms, front and rear gardens, kitchen diner and three well proportioned bedrooms. Viewing is highly recommended strictly via appointment only.





## Accommodation

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Upon entering through a charming wooden front door, you are greeted by a spacious reception hallway featuring central heating radiators, wall panelling, dual aspect views to the front and side, ceiling beams, stairs ascending to the first floor, and doors leading to the living room and kitchen diner.

The living room boasts a beautiful exposed brick Inglenook fireplace with a log burner, double glazed windows to the front, central heating radiator, exposed ceiling beams, and an open plan layout leading to the dining room. The dining room offers double glazed French doors opening out to the patio, a central heating radiator, and ample space for a dining set. A door from the dining room leads through to the kitchen, which includes a range of matching wall and base units, laminate work surface, integrated electric oven with grill, dishwasher, half bowl sink with tap and drainer, extractor hood, spotlighting, double glazed windows, wall-mounted gas boiler, and space for a breakfast table. The rear entrance hall features a central heating radiator, double glazed window to the rear, composite rear access door, and access to the ground floor shower room with a shower, WC, wash basin, central heating radiator, and side window.

### First Floor Landing

The landing provides access to three bedrooms and a family bathroom. The master bedroom features built-in wardrobes, a cast iron fireplace for decorative purposes, central heating radiators, and



a double glazed window to the front. The second bedroom offers built-in wardrobes, central heating radiator, and two double windows with front and side views. The third bedroom includes a central heating radiator and a delightful rear garden view from the double glazed window. The family bathroom comprises a wash basin with hot and cold taps, tiled splash back, low-level WC, bath with hot and cold taps, electric shower, tiled splash back, built-in storage cupboard, central heating radiator, glazed window to the rear, and a loft hatch.











### Outside

At the front, the property features a well-maintained lawn garden with shrubs and hedge row leading to the front door. The rear of the property offers a block-paved driveway accessible from Anslow Lane, providing parking for multiple vehicles and leading to the detached double garage and separate workshop. Adjacent to this is a lawn garden with additional shrubs and hedges.











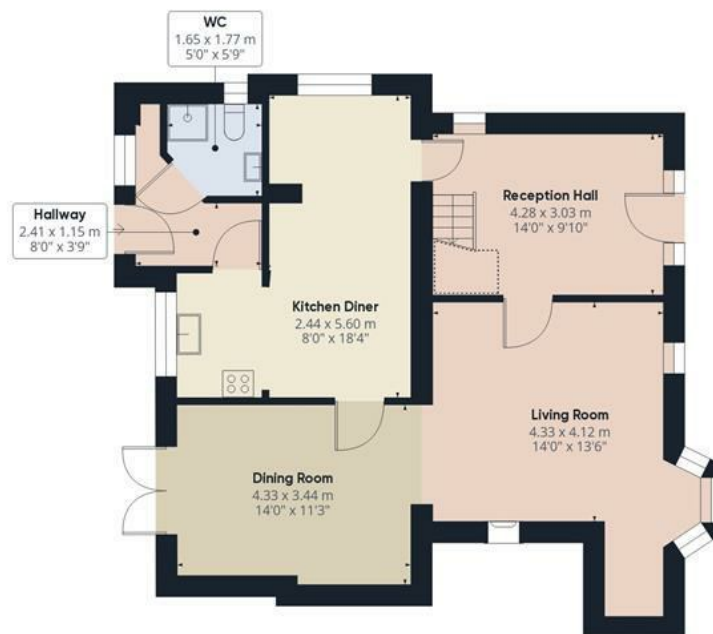












Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

123.56 m<sup>2</sup>

1329.99 ft<sup>2</sup>

**Reduced headroom**

1.61 m<sup>2</sup>

17.33 ft<sup>2</sup>

(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.

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**Approximate total area<sup>(1)</sup>**

75.46 m<sup>2</sup>

812.24 ft<sup>2</sup>

**Reduced headroom**

1.61 m<sup>2</sup>

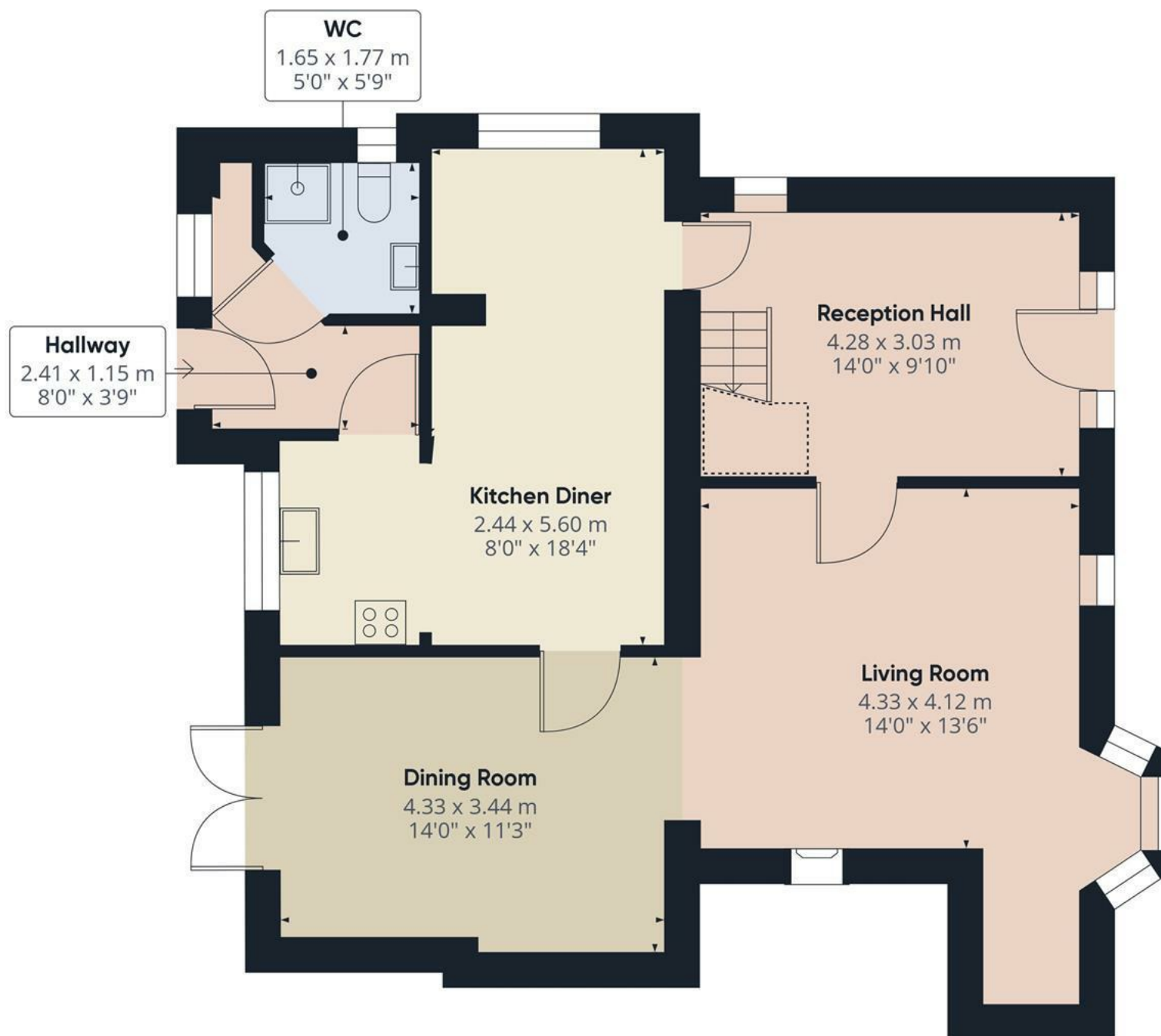
17.33 ft<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

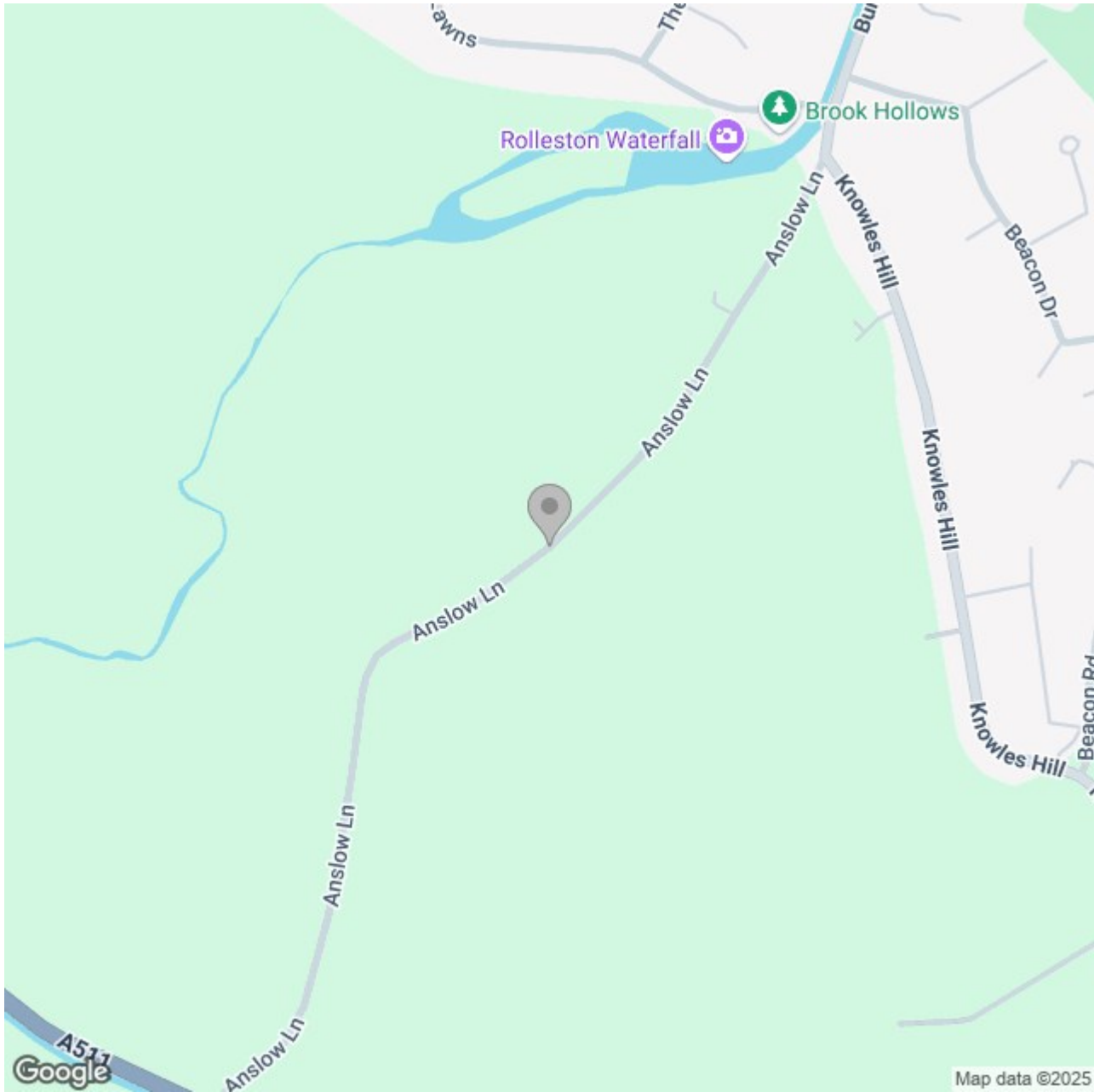
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**GIRAFFE360**



**Floor 0**





### Energy Efficiency Rating

|   | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |

England & Wales

EU Directive 2002/91/EC