







Situated in the highly desirable village of Rolleston-on-Dove, this charming three-bedroom detached property offers well-presented accommodation with the added benefit of no upward chain. A block-paved driveway provides ample parking and leads to a detached garage. Inside, the home features two versatile reception rooms, a bright and airy conservatory, and a modern shower room. The three well-proportioned bedrooms include a particularly spacious master bedroom. The property further benefits from double glazing and gas central heating throughout. Viewing is highly recommended and available strictly by appointment.



## Accommodation

### Ground Floor

Upon entering through the UPVC front entrance door, you are welcomed into a bright and inviting hallway, complete with stairs rising to the first floor and doors leading to the ground floor accommodation. To the left, the well-appointed kitchen offers a range of matching wall and base units, under-counter drawers, and a one-and-a-half bowl sink with mixer tap and drainer. Integrated appliances include a four-ring electric hob with a double electric oven below, as well as a fridge and freezer. There is also space for a washing machine, complemented by tiled flooring, a double-glazed window to the side elevation, and a double-glazed rear access door leading to the garden.

To the right of the hallway, the generously sized living room features a focal fireplace, a central heating radiator, and a large double-glazed window to the front elevation, allowing plenty of natural light. A glazed internal door opens into the dining room, which offers ample space for a dining table and benefits from a central heating radiator. Sliding double-glazed doors lead into the conservatory, which enjoys double-glazed windows to the side and rear elevations, along with a double-glazed door providing direct access to the rear garden — perfect for enjoying the outdoor space year-round.

### First Floor

From the entrance hallway, stairs rise to the first-floor landing, which features a double-glazed window to the side elevation, a central heating radiator, a loft hatch for additional storage access,



and doors leading to the bedrooms and shower room.

The master bedroom is a spacious and well-appointed room, complete with a selection of fitted furniture, including wardrobes and storage units. A large double-glazed window to the front elevation allows for plenty of natural light, complemented by a central heating radiator.

Bedroom two, a generously sized double room, offers a double-glazed window overlooking the rear garden and includes a central heating radiator. Bedroom three, also











positioned at the rear, provides a double-glazed window with garden views and a central heating radiator, making it an ideal single bedroom or home office.

The modern shower room is fitted with a three-piece suite, comprising a low-level WC, a wash hand basin with individual hot and cold taps, and a shower cubicle with a fitted shower over. Additional features include a heated ladder towel rail and a double-glazed window providing natural light and ventilation.

#### Outside

To the front elevation, the property boasts a block-paved driveway providing ample off-road parking, complemented by a neatly maintained lawned garden. The driveway leads directly to the UPVC front entrance door and the detached garage, offering additional storage or parking space.

The rear garden is a generous size, perfect for outdoor living and entertaining. It features a patio area ideal for seating and al fresco dining, leading onto a well-maintained lawn. There is also additional space for a shed, providing useful garden storage. The garden is fully enclosed by timber fencing, ensuring privacy and security, making it an excellent space for families or those who enjoy spending time outdoors.



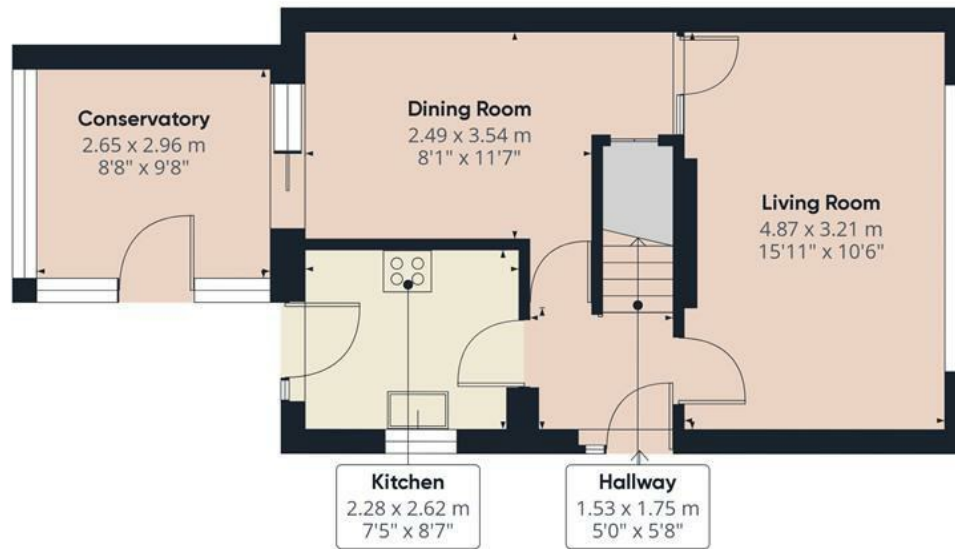












Floor 0



Floor 1

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

81.12 m<sup>2</sup>

873.16 ft<sup>2</sup>

(1) Excluding balconies and terraces.

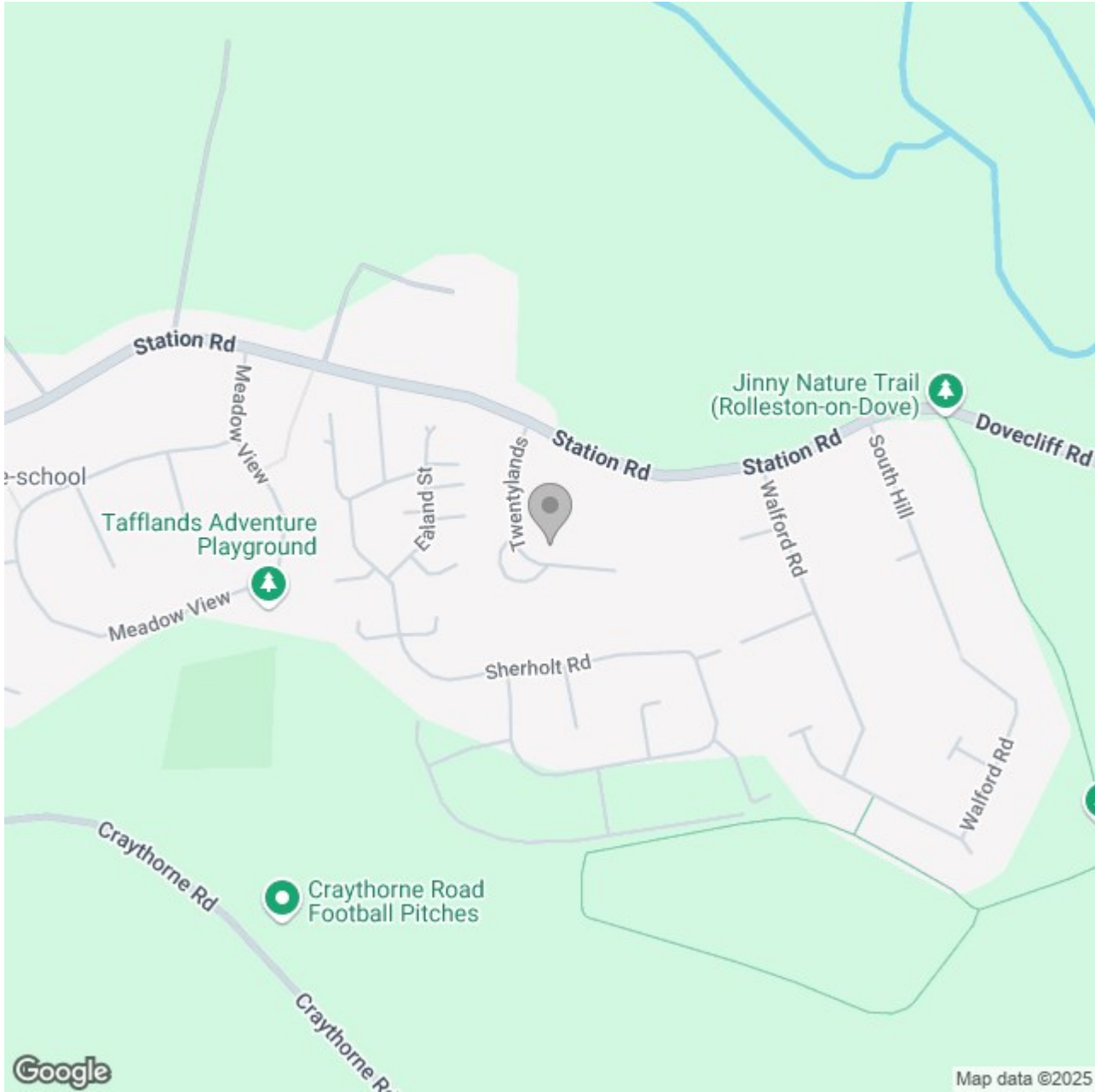
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 