







This is a unique opportunity to acquire a custom-designed, detached home in an exceptional location, boasting breathtaking views both to the front and rear. The property comprises an entrance hallway, cloakroom/W.C., lounge, and an expansive kitchen-diner with a living area extending over 500 sq. ft and featuring double bi-fold doors opening to the rear garden. The integrated kitchen is of the highest quality, complete with quartz worktops, an island unit, and an adjoining utility room. Upstairs, a galleried landing leads to four generously proportioned double bedrooms, with the master bedroom featuring a bespoke en-suite. Additionally, there is a luxurious four-piece bespoke family bathroom. The house is equipped with high-quality Resurgence flush casement windows and a smart Heatmiser under-floor heating system. The property also offers a gated and walled frontage, providing ample parking and car turning space. Situated on the periphery of the picturesque and historically significant Rolleston on Dove, this property is being offered with no upward chain.





#### Entrance Hall:

This spacious entrance hall features a split level oak staircase with elegant glass paneling leading to the galleried first floor landing. It boasts a Resurgence flush casement UPVC double glazed window to the side aspect, as well as two uPVC opaque double glazed windows to the front aspect. Additionally, it includes a large under-stairs storage area, a double storage cupboard, and provides access to the Lounge, Cloakroom, and Kitchen/Dining Room.

#### Cloakroom:

The cloakroom is equipped with a vanity wash hand basin with quartz sill, a wall-hung concealed cistern RAK low-level WC, and quartz tiled splashbacks. It also features a Resurgence flush casement UPVC opaque double glazed window to the side aspect with quartz windowsill, and Heatmiser underfloor heating.

#### Lounge:

This inviting space includes a Smart Heatmiser controlled underfloor heating system and a Resurgence flush casement UPVC double glazed bay window to the front aspect.

#### Kitchen/Dining/Family Room:

The generously sized kitchen is fitted with a bespoke two-tone range of base and eye level units with a quartz worktop space over, matching island unit with an integrated larder fridge, breakfast bar, five ring induction hob with remote controlled extractor fan, one and a half bowl stainless steel sink unit with mixer tap, NEFF dishwasher, two fitted NEFF electric eye level slide and glide ovens, separate grill and



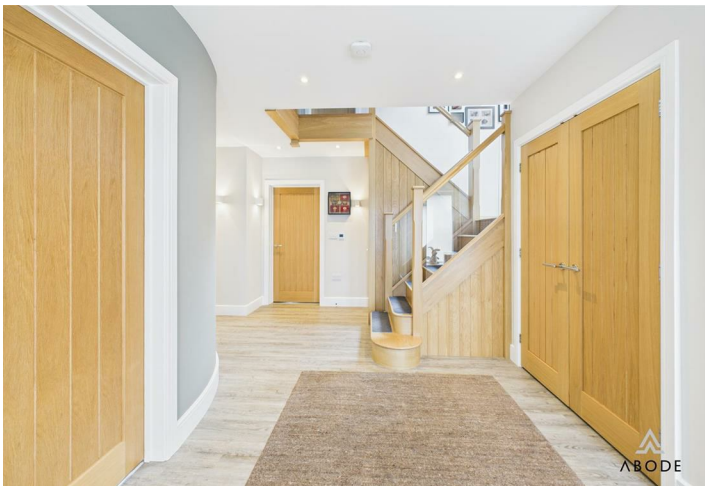
microwave, plate warmer, integrated Amica wine cooler, five Resurgence flush casement uPVC double glazed windows to side aspect with matching quartz windowsills, Google and voice controlled Phillips Hue automatic lights and Heatmiser under floor heating, two double glazed aluminium bi-fold doors to Rear Garden, door to Utility Room.

#### Utility Room:

Fitted with a matching range of base and eye level units with a quartz worktop over, stainless steel sink unit with











mixer tap, extractor fan, integrated Kenwood fridge/freezer and Zanussi automatic washer/drier, Heatmiser under floor heating, uPVC double glazed opaque door to garden.

#### First Floor Gallered Landing:

The galleried landing is characterised by a Resurgence flush casement UPVC double glazed window to the side aspect, a radiator, and provides access to all bedrooms, the Family Bathroom, and an airing cupboard with hot water storage cylinder.

#### Master Bedroom:

The master bedroom enjoys a Resurgence flush casement UPVC double glazed window to the rear aspect, fitted double wardrobe(s) with full-length mirrored sliding doors, and a door leading to the en-suite shower room.

#### En-Suite Shower Room:

Fitted with three piece suite comprising Porcelanosa tiled double shower enclosure with fitted shower and glass screen, bespoke vanity wash hand basin with a quartz worktop and a touch control LED vanity mirror and storage underneath and a low-level WC. Heated towel rail, extractor fan, Resurgence flush casement uPVC opaque double glazed window to side aspect with quartz windowsill, ceramic tiled floor with under-floor electric heating.

#### Second, Third, and Fourth Bedrooms:

These bedrooms offer comfortable accommodation with radiators and Resurgence flush casement UPVC double glazed windows to the front and rear aspects.

#### Family Bathroom:

Fitted with a four piece suite comprising of a Porcelanosa

tiled double shower enclosure with fitted shower and glass screen, bespoke vanity wash hand basin with a quartz worktop, storage underneath and a touch control LED full vanity mirror, a modern roll top bath with free-standing mixer tap with shower attachment, and a low-level WC. Heated towel rail, extractor fan, Resurgence flush casement uPVC opaque double glazed window to side aspect with quartz windowsill, ceramic tiled flooring. Google controlled lighting and speaker. LED feature bath wall with Phillips Hue lighting. Heatmiser electric under-floor heating controlled by a wall unit.

#### Outside

The front of the property presents a spacious gated driveway, offering views of the nearby countryside. At the rear, a generous lawned garden is complemented by a block paved patio area, perfect for hosting gatherings. A second patio area at the bottom of the garden provides captivating countryside views and is enclosed by timber fencing and a hedge row. Additionally, outdoor amenities include an external cold water tap, electrical points, and front and rear lighting.

#### Additional Information

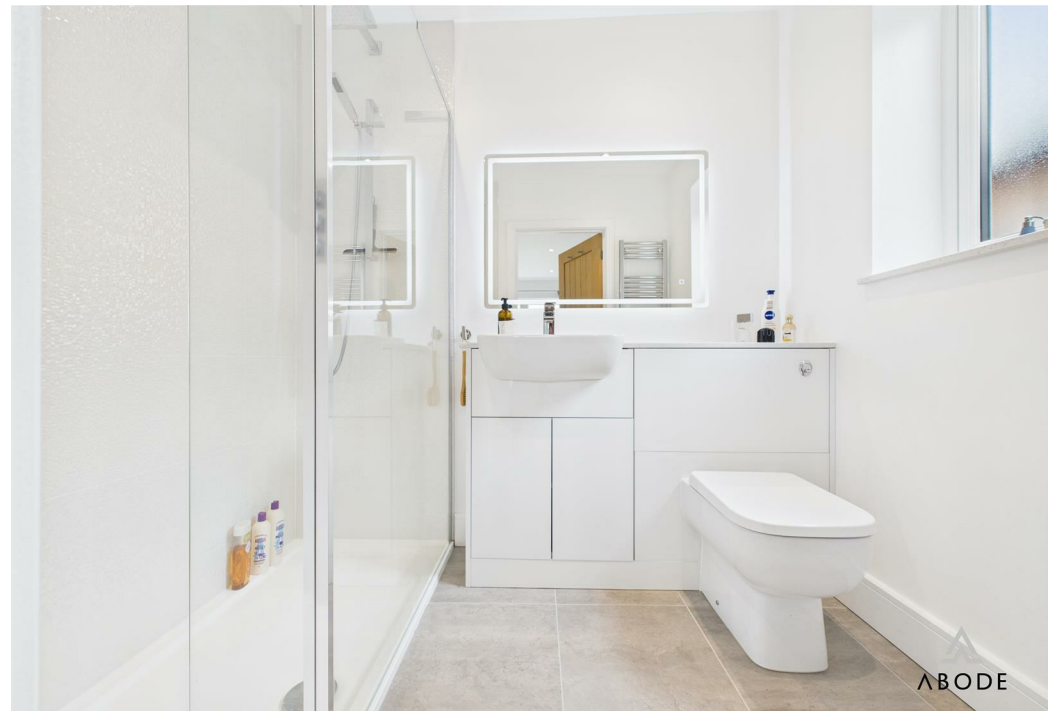
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

This property benefits from a google controlled Nest CCTV system and an app controlled burglar alarm with control units located in the hallway and utility room providing additional peace of mind. It also has an app controlled NEST smoke alarms.

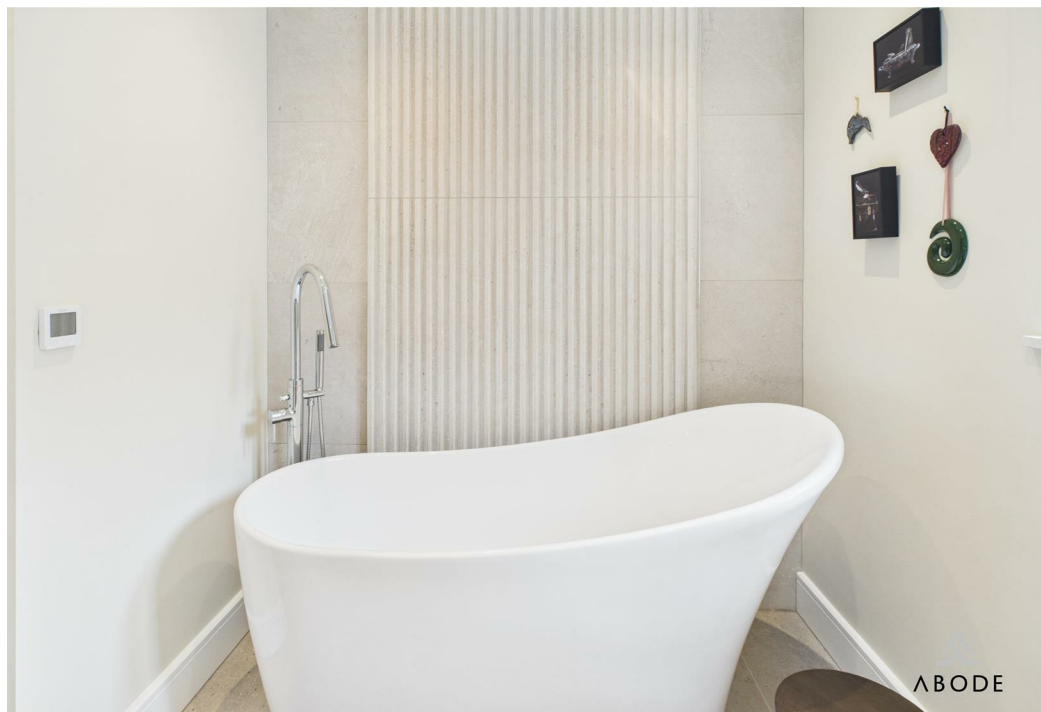




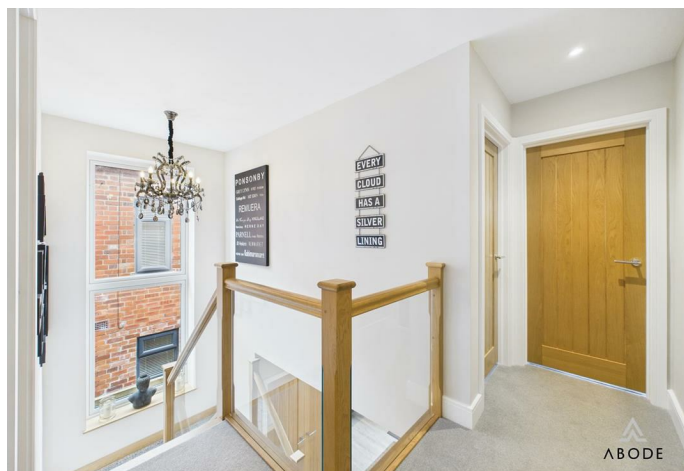




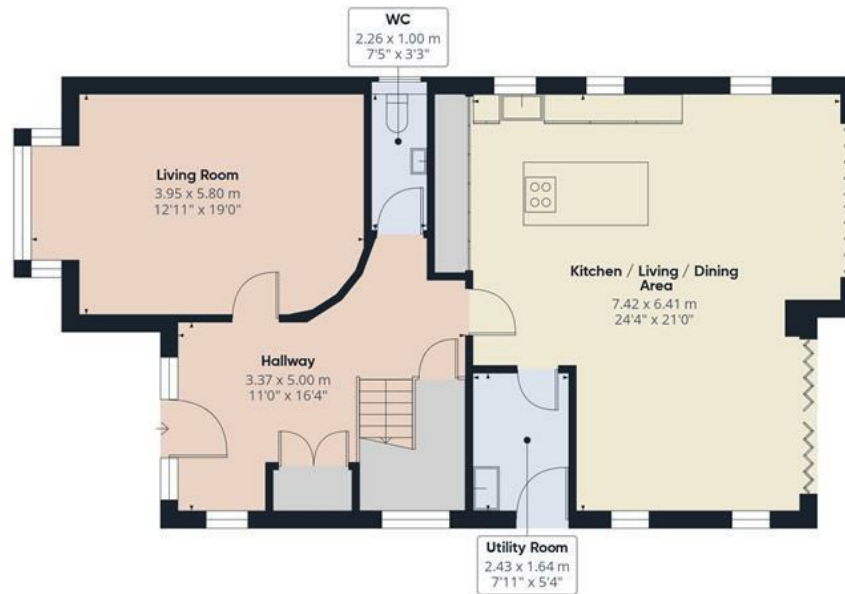




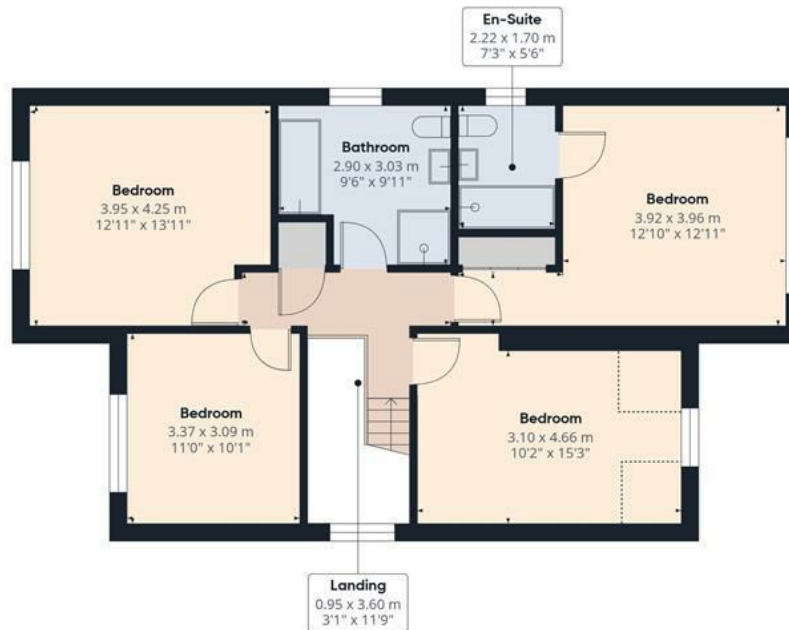








Floor 0



Floor 1

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

169 m<sup>2</sup>

1820 ft<sup>2</sup>

**Reduced headroom**

2.2 m<sup>2</sup>

23 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

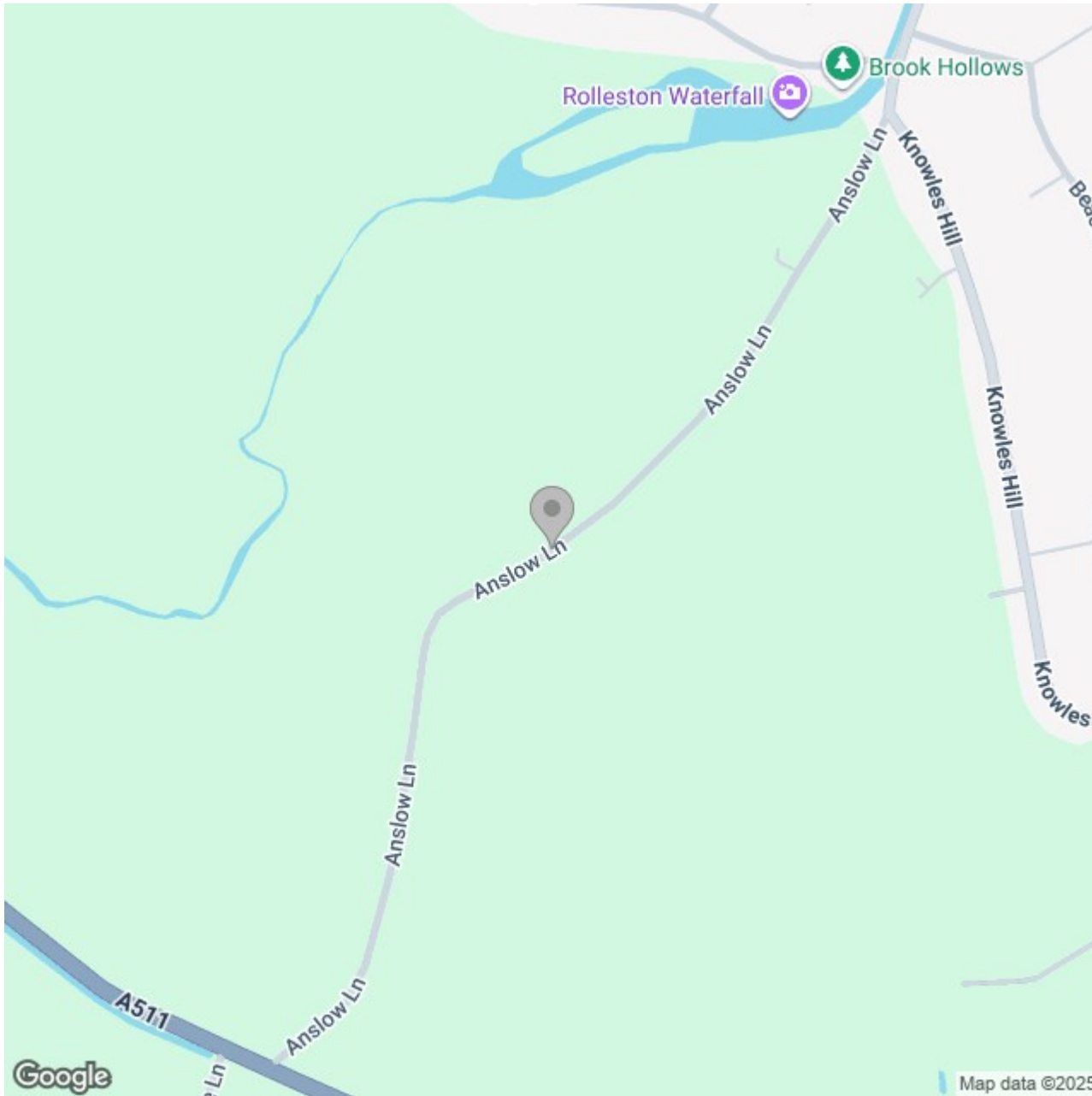
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>85</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 