





Positioned in the heart of the ever-desirable Rolleston-on-Dove, this substantial detached family home occupies a generous and beautifully maintained plot. Perfectly placed within walking distance of local shops, pubs, and amenities, this is a rare opportunity to purchase a home in one of the village's most sought-after locations.

Approached via a sweeping driveway, the property offers extensive parking and a detached double garage, all set behind mature trees and enclosed boundaries offering a wonderful sense of privacy.



ABODE



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SALES & LETTINGS

Accommodation

Ground Floor:

A welcoming entrance hallway sets the tone, filled with natural light and providing access to the main reception spaces.

At the heart of the home is a stunning open-plan kitchen, dining, and living area, beautifully designed with a large central island, sleek cabinetry, quality integrated appliances, and bi-fold doors that open onto the rear terrace and garden, perfect for entertaining and family living.

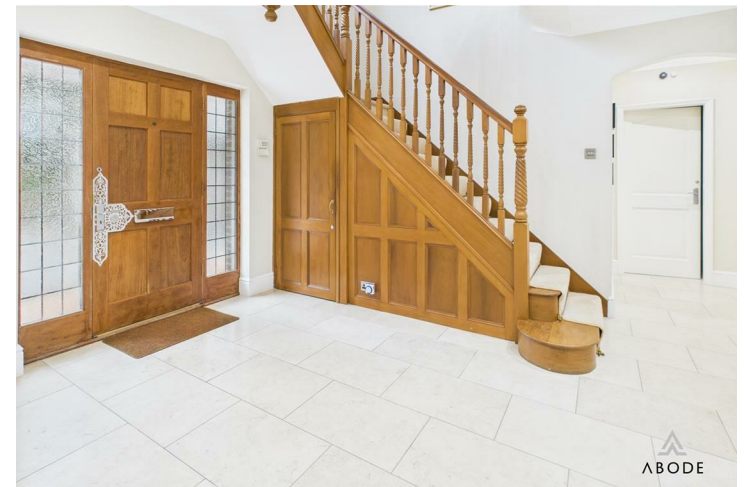
A lovely sunroom/garden room enjoys views across the beautifully landscaped rear garden, creating a calm and relaxing space year-round.

The main living room is generously proportioned, with a feature bay window providing views of the garden and plenty of natural light.

A separate snug offers the perfect cosy hideaway, ideal as a TV room, playroom, or reading space.

A large home office/study caters perfectly for home working or can be utilised as a formal dining room or additional family room.

Additional features include a utility room, a well-appointed guest WC, and excellent storage.







Accommodation

First Floor

A spacious landing leads to four excellent double bedrooms, each generously proportioned with large windows providing an abundance of natural light.

The principal bedroom suite features a range of fitted wardrobes and a beautifully appointed en-suite bathroom.

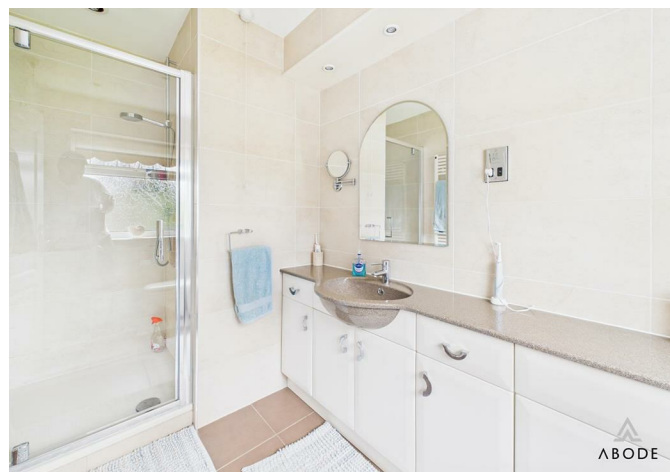
Two further luxurious en-suite bathrooms serve bedroom two and three and further family bathroom serves bedroom four, all featuring high-end fixtures, walk-in showers, and contemporary tiling.

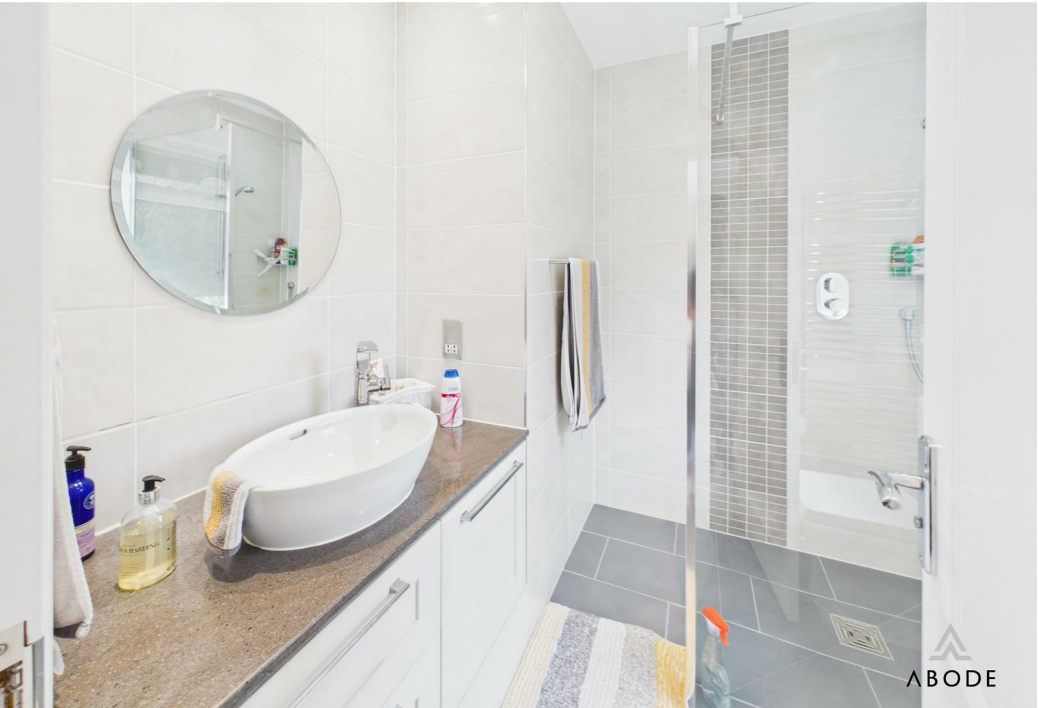
Outside

The property sits on a large, private plot, with an immaculately maintained rear garden, featuring a generous lawn, established planting, and a large patio area ideal for outdoor dining and entertaining.

To the front, a sweeping driveway provides parking for multiple vehicles, leading to the detached double garage, offering excellent storage or workshop potential.













Floor 0

Approximate total area⁽¹⁾

217.5 m²

2342 ft²



Floor 1

(1) Excluding balconies and terraces

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	