





A substantial and beautifully presented five-bedroom detached family home, offering over 2,000 sq ft of internal living space, built in 2024 and benefitting from the remainder of the builder's warranty. Positioned in a sought-after residential development in Rolleston-on-Dove, this impressive property features a spacious layout across two floors, including a stunning open-plan kitchen diner, two reception rooms, utility room, five well-proportioned bedrooms, two en-suites, and a family bathroom. Externally, the home boasts a generous rear garden, double garage, and ample driveway parking.



Accommodation

Ground Floor

The property is approached via a central entrance door with side window, leading into a welcoming hallway with tiled flooring, a staircase to the first floor, and access to the principal reception rooms and ground floor WC.

To the front of the property is a spacious living room with a feature fireplace, central media point, and a large walk-in bay window that draws in natural light. Adjacent, a second reception room (currently used as a snug) offers views over the rear garden and serves as a versatile additional living space.

At the heart of the home is a superb open-plan kitchen diner, designed for both entertaining and day-to-day family life. The kitchen area is fitted with an extensive range of modern units with contrasting cabinetry, quartz work surfaces, a central island with induction hob and extractor above, integrated double ovens, fridge and freezer, dishwasher, and wine cooler. There is ample space for a family dining set, with large bi-fold doors opening onto the rear patio and garden beyond.

A useful utility room is located off the kitchen, fitted with matching units, a stainless steel sink, space and plumbing for white goods, and a side entrance door. A guest cloakroom completes the ground floor accommodation, fitted with a low-level WC and wash hand basin with tiled splashback and a rear-facing obscure window.



First Floor

The first-floor landing provides access to five well-proportioned bedrooms, the family bathroom, and a built-in storage cupboard, along with loft access.

The master bedroom is a generous double room situated at the front of the property and benefits from a large en-suite bathroom. The en-suite is fitted with a panelled bath, separate corner shower enclosure, wash hand basin, low-level WC, and a heated towel rail — all finished with







modern tiling and a side-facing obscure glazed window.

Bedroom two, located at the front of the home, is another spacious double and features its own en-suite shower room with a corner shower, wash hand basin, and low-level WC.

Bedrooms three and four are both well-sized double rooms with rear aspects respectively, while bedroom five is a versatile single room currently used as a home office.

The family bathroom serves the remaining bedrooms and is fitted with a panelled bath with shower over, a wash hand basin, low-level WC, and a heated towel rail, completed with tiled walls and flooring.



Outside

To the front of the property is a large tarmac driveway providing off-street parking for multiple vehicles and access to the attached double garage with up-and-over doors. A lawned fore garden with planted borders enhances the kerb appeal.

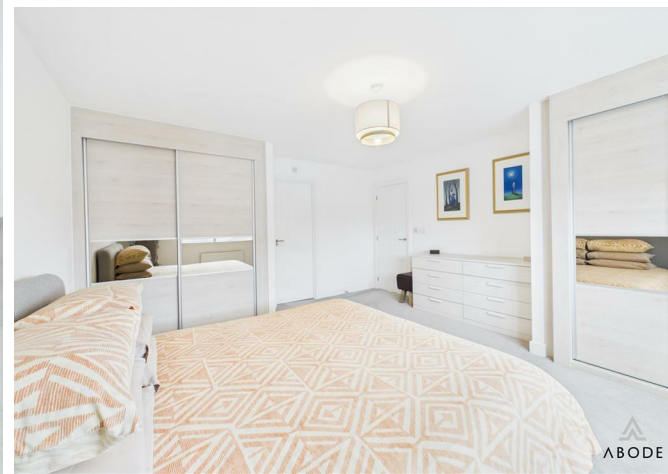
The rear garden is fully enclosed by timber fencing and offers a generous level lawn, ideal for families or outdoor entertaining. A paved patio seating area extends directly from the kitchen diner, perfect for alfresco dining, with additional planting and shrub borders adding visual interest.













Floor 0

Approximate total area⁽¹⁾

176.8 m²

1902 ft²

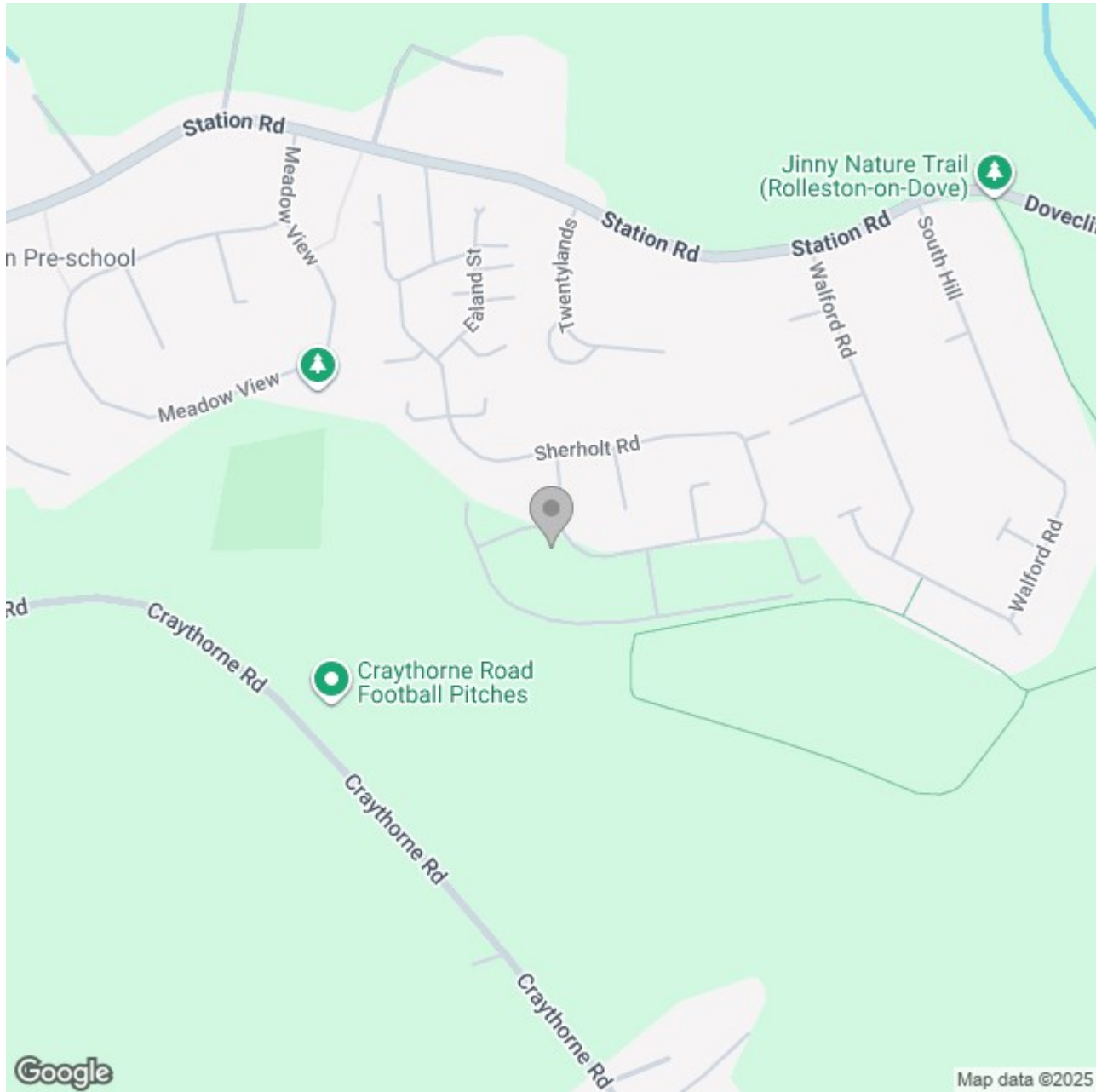


Floor 1

(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 	