





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.

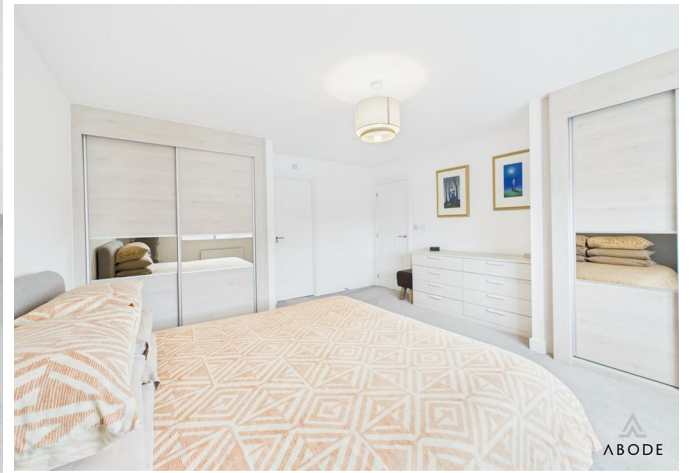
The rear garden is fully enclosed by timber fencing and offers a generous level lawn, ideal for families or outdoor entertaining. A paved patio seating area extends directly from the kitchen diner, perfect for alfresco dining, with additional planting and shrub borders adding visual interest.













Floor 0

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

176.8 m<sup>2</sup>

1902 ft<sup>2</sup>



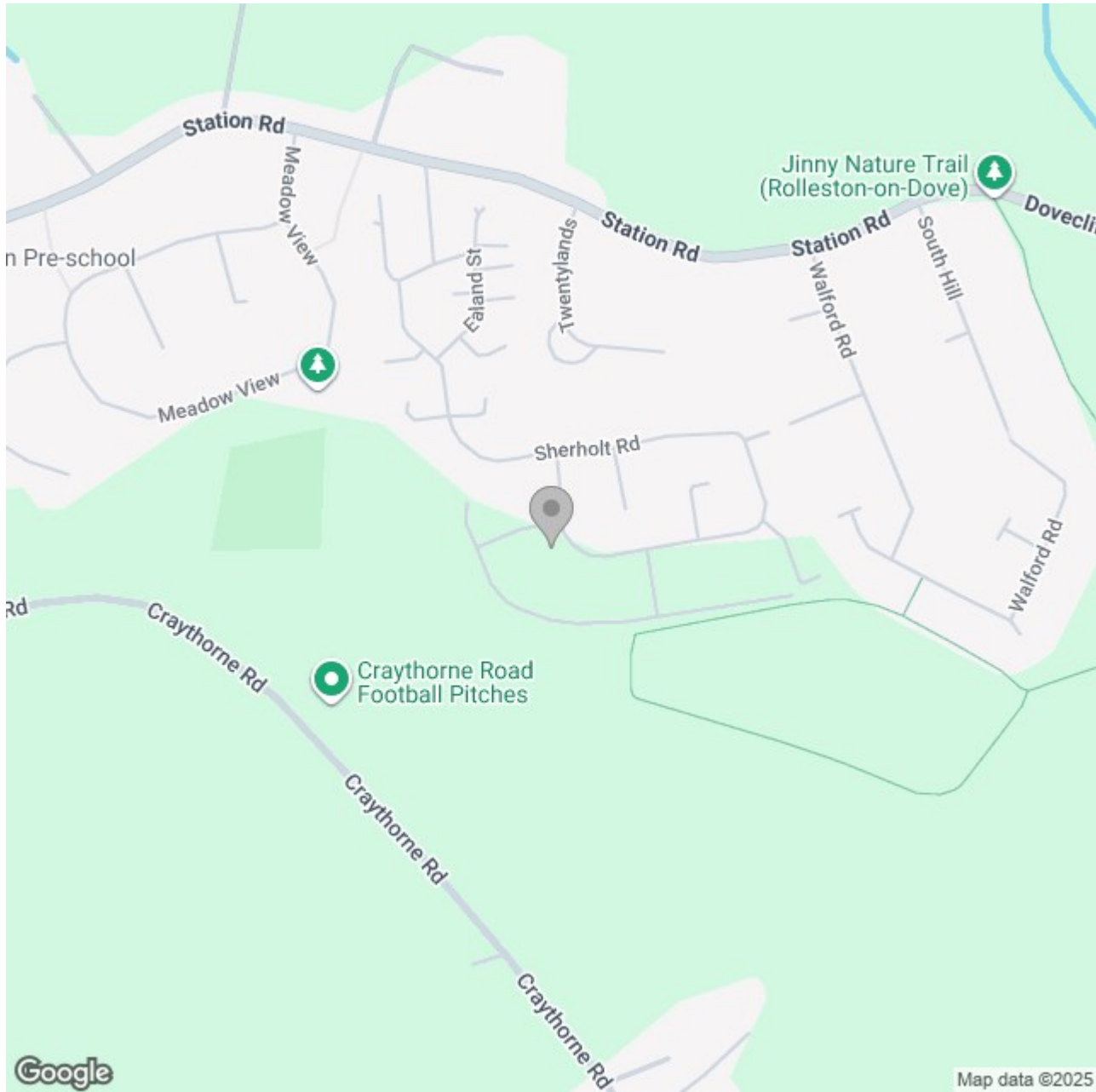
Floor 1

(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) <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
 