



St Marys Close, 5 Church Road, Rolleston on Dove, DE13 9BE

 Parker
Hall

Set beyond a regal gated entrance and sweeping driveway is St Marys Close, an imposing detached 1920s residence set in the heart of Rolleston on Dove. Presenting a most impressive exterior, this stunning five bedroom village home enjoys an extensive south facing plot and has been thoughtfully upgraded throughout its time with the current vendors, with improvements to include immaculate redecoration and presentation throughout and a bespoke refitted kitchen and utility room, both with quartz worktops. St Marys Close offers a beautiful and secluded residence well suited to any growing family with the convenience of being within walking distance from the superb range of amenities

the desirable village of Rolleston on Dove offers.

Showcasing spacious and versatile accommodation, this individual property dates back to 1920s and boasts a wealth of character and charm including leaded windows, original doors, plaster detailing and parquet flooring. The interiors comprise briefly entrance hall with stone flooring, stunning reception hall, three spacious reception rooms, refitted dining kitchen, refitted utility room with pantry and cloakroom to the ground floor, with five superb double bedrooms serviced by a master en suite and family bathroom accessed off the

stunning first floor landing. St Marys Close lies within regal ground totalling 1.2 acre enjoying privacy to all sides and an idyllic peaceful setting. The private electric gated entrance leads to a sweeping driveway offering ample parking and formal south facing grounds featuring historic Redwood trees and extensive lawns lie to the rear.

Set to the heart of the charming and desirable village of Rolleston on Dove, a range of amenities lie within walking distance of the property to include popular pubs the Spread Eagle and Jinnie Inn, St Mary's church, a Co-op, butchers, cricket club and post office. A bus runs from the village to independent

schools including Derby High School and Denstone and the property lies within the catchment for John of Rolleston Primary and De Ferrers Academy. Further amenities are available within the local historical village of Tutbury, home to Tutbury Castle, an array of cafes and country pubs, an opticians, dentists and a general store and the village is well placed for commuter travel along the A38 and A50 to local areas such as Derby, Birmingham and Nottingham. Rail travel is readily available from nearby Hatton (direct to Derby) and Burton (direct to Birmingham) and the International airports of East Midlands and Birmingham are also both within an easy drive.



- Imposing Detached Village Residence
- Regal 1.2 Acre Formal Grounds
- Wealth of Character throughout
- Stunning Reception Hall
- Three Spacious Reception Rooms
- Refitted Dining Kitchen with Aga
- Utility Room, Pantry & Cloakroom
- Five Excellent Double Bedrooms
- Master En Suite & Family Bathroom
- South Facing Formal Grounds
- Electric Gated Entrance & Driveway
- Detached Garage & Ample Parking
- Prime Position within Sought After Village

An arched entrance door opens into the **Entrance Hall** having stone flooring and a further door leading into:

Reception Hall

A stunning welcome to this impressive home, having character parquet flooring, staircase rising to the first floor and original panelled doors opening into a useful storage cupboard and into:

Drawing Room 6.46 x 5.26m (approx 21'2 x 17'3)

A spacious formal reception room showcasing a wealth of exposed beams, windows to three sides and a door out to the side aspect. A feature carved stone mantelpiece reportedly having been reclaimed from the Moseley Estate houses an open fire is set to a character panelled recess

Dining Room 4.35 x 4.24m (approx 14'3 x 13'11)

Another spacious formal reception room having a stone window to the rear aspect, stripped pine flooring, a traditional brickwork open fireplace and fitted shelving

Sitting Room 6.03 x 4.35m (approx 19'9 x 14'3)

Having a wood burning stove set to carved stone mantelpiece, windows to the rear and a door opening out to the rear gardens

Family Dining Kitchen 6.0 x 4.24m (approx 19'8 x 13'11)

Refitted to a superb specification by Creative Interiors in 2017, the kitchen comprises a range of painted wall and base units with quality Quartz worktops over, housing an inset sink with Quooker boiler water tap, integral appliances including a dishwasher and fridge and feature recess housing a gas fired Aga with additional electric module to the side. The kitchen has windows to the front, tiled flooring and a door into:

Utility Room 3.9 x 2.55m (approx 12'10 x 8'4)

Having been refitted to complement the kitchen, the **Utility** comprises base units with quartz worktops over housing an inset Belfast sink and space for appliances including washing machine tumble dryer and American fridge freezer. A door opens to a useful **Pantry** providing storage and housing the boiler and there is a window and door to the front and a further window and door to the rear leading out to the covered terrace and south facing gardens

Cloakroom

Accessed from the **Reception Hall**, the **Cloakroom** houses a wash basin with separate **WC** next door, a generous under stairs storage cupboard and ample space for coats and shoes to one side





Stairs rise from the **Reception Hall** to the impressive **First Floor Landing**, extending to a generous size and featuring a stunning stone window to the half landing and character oak balustrade staircase. Doors open into:

Master Bedroom 5.3 x 4.39m (approx 17'5 x 14'5)
A spacious principal bedroom having windows to two sides, a fitted wardrobe and private use of:

En Suite
Comprising a contemporary suite having wash basin set to vanity unit, WC and walk in shower, with tiling to walls, chrome heated towel rail, tiled flooring and a window to the side aspect

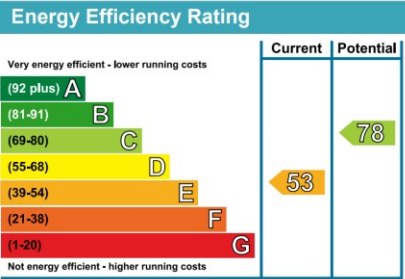
Bedroom Two 4.39 x 2.96m (approx 14'3 x 13'11)
Another spacious double bedroom have fitted wardrobe and a feature stone window to the rear

Bedroom Three 4.27 x 3.6m (approx 14'0 x 11'10)
With fitted wardrobes and a window to the front aspect

Bedroom Four 4.39 x 2.98m (approx 14'5 x 9'9)
Having dual aspect windows to the rear and side aspects

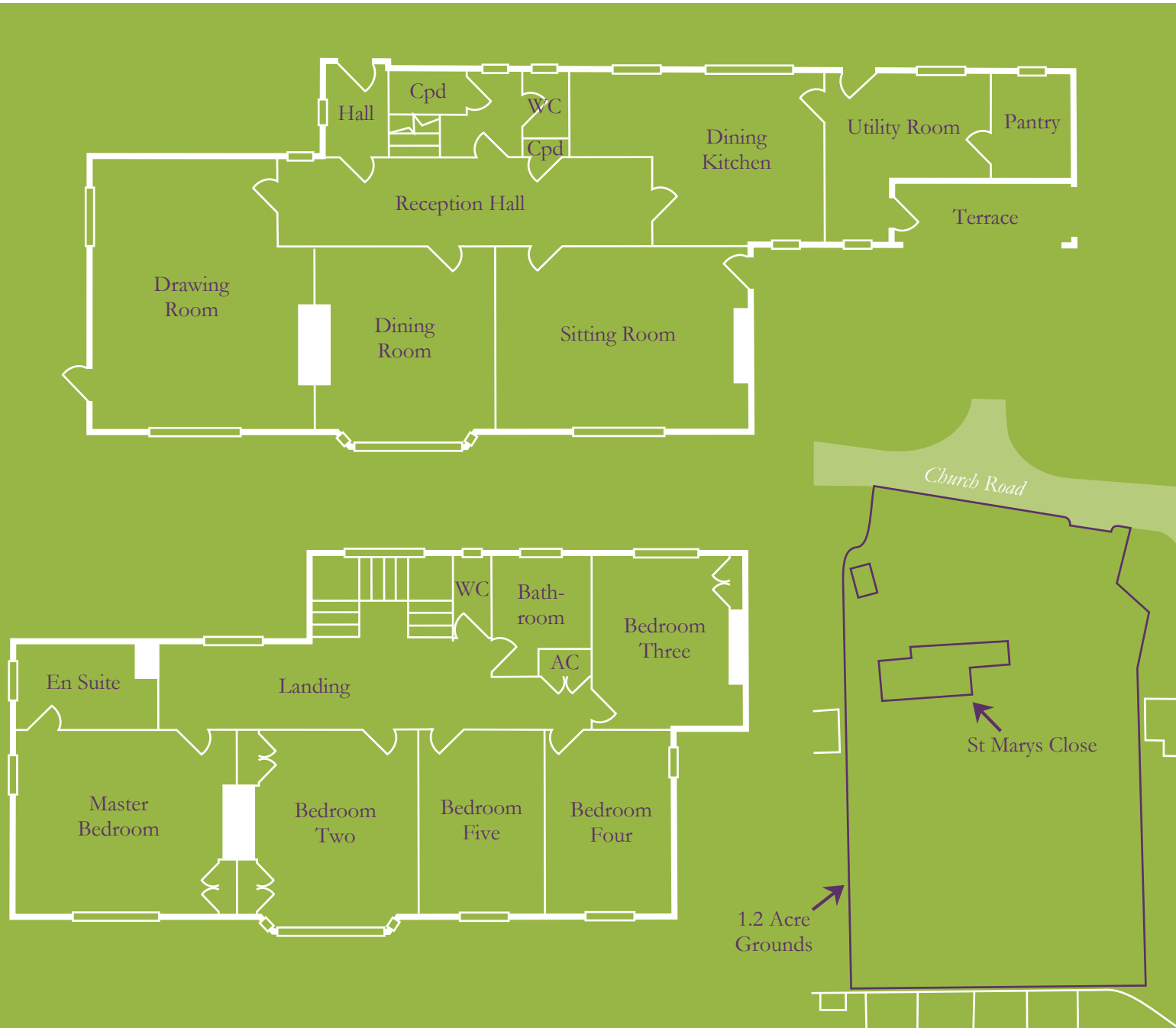
Bedroom Five 4.39 x 2.96m (approx 14'5 x 9'9)
Ideal as a home office or fifth double bedroom, having a window to the rear with attractive garden views

Family Bathroom
Fitted with a white suite comprising pedestal wash basin, double ended bathtub and shower cubicle, with tiled flooring, tiled splash backs a window to the front and chrome heated towel rail. Next door to the bathroom is a **WC** with obscured window to the front aspect









Outside

The stunning grounds extend to a generous 1.2 acre and enjoy much privacy to all sides. The electric gated entrance opens from Church Road, leading to a sweeping walled driveway which in turn leads into the extensive block paved parking area with access to the **Detached Garage**. There is access to either side leads to the rear aspect and the front gardens are laid to mature rockery borders and mature trees

Formal Grounds

To the rear of St Marys Close are extensive south facing gardens laid to well tended formal lawns, mature foliage and stunning historic redwood trees (some of which benefit from Tree Protection Orders). Within a small area of private woodland are seasonal blue bells and a variety of fruit trees lie within a small orchard to one side. Next to the property is a paved patio providing an idyllic spot for outdoor entertaining either onto the lawns or below an open terrace



General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.