



11 Vicarage Walk, Rosliston, DE12 8LB

An attractive detached village home set on a peaceful cul de sac in Rosliston, offering generous living accommodation, five good sized bedrooms and superb outside space including parking for a number of vehicles and well tended gardens. Benefitting from modern fittings and an attractive outlook over the village Church and school to the rear, this well presented detached family home comprises briefly reception hall, lounge, dining room, breakfast kitchen, utility and cloakroom to the ground floor, with five bedrooms (one ideal for conversion into a second en suite), a master en suite and refitted family bathroom to the first floor. Outside, the property sits at the end of a generous private drive providing parking for around five vehicles as well as access into the double garage, with well tended gardens extending to a generous size to the rear. The property is serviced by mains gas central heating and double glazing throughout.

Nestled within the scenic county of Derbyshire, Rosliston is a sought after rural village home to include a Co-Op, two pubs, a post office and a church. The Rosliston Church of England Primary school is located within the village within walking distance from the property which feeds into the William Allitt Comprehensive in Newhall. For leisure pursuits, the village lies within the National Forest and is surrounded by open fields and farmland providing many countryside walks, with the Rosliston Forestry Centre being only a few minutes from the property and ideal for walking, cycling and activities including falconry, archery and fishing. The location is convenient for travel along the A38 and A444 providing links to the national motorway network beyond, whilst the nearest train station lies in Burton on Trent. A regular bus route also runs through the village itself.



- Executive Detached Family Home
- Peaceful Cul de Sac Position
- Two Spacious Reception Rooms
- Modern Breakfast Kitchen
- Reception Hall, Utility & Cloakroom
- Five Good Sized Bedrooms
- Master En Suite & Family Bathroom
- Potential for Second En Suite
- Ample Parking & Double Garage
- Generous Gardens with Church Views
- Double Glazed Throughout
- Mains Gas Central Heating

Reception Hall

A spacious welcome to this superb family home, having stairs rising to the first floor with storage beneath and doors off into:

Dining Room 4.33 x 3.49m (approx 14'2 x 11'5)
A generous reception room having bay window to the front and a door into the **Lounge**

Spacious Lounge 5.5 x 4.97m (approx 18'0 x 16'3)
Another good sized reception room having

window to the rear, double doors out to the gardens and a gas living flame fireplace

Breakfast Kitchen 4.94 x 2.8m (approx 16'2 x 9'2)

A modern kitchen comprising a range of cream wall and base units with wood effect worktops over, housing inset one and a half sink with side drainer, integral fridge, freezer and Neff dishwasher and a recess housing a Rangemaster electric stove with gas hob. The worktops extend to one side to create a breakfast bar and the kitchen has tiled splash backs, tiled flooring, a window to the rear and door out to the gardens. A door opens into:

Utility 2.37 x 1.43m (approx 7'9 x 4'8)
Fitted with wall and base units coordinating with those of the kitchen, housing an inset sink with side drainer and spaces for both a washing machine and tumble dryer. Having tiled splash backs, tiled flooring and a window to the side

Cloakroom

Fitted with pedestal wash basin with tiled splash back and low level WC





First Floor Landing

Having loft access, a fitted **Airing Cupboard** and doors off into:

Master Bedroom 4.39 x 3.51m (approx 14'4 x 11'6)

A spacious double bedroom having window to the front and private use of:

En Suite 1.88 x 1.85m (approx 6'2 x 6'0)

Fitted with wash basin set to vanity unit, low level

WC and shower, having tiled splash backs, tiled flooring, chrome heated towel rail and an obscured window to the front

Bedroom Three 4.44 x 3.29m (approx 14'6 x 10'9)

Having a window to the front. Currently, a door opens into **Bedroom Two** however there is space to add a corridor from the landing to provide independent access to both bedrooms



Bedroom Two/Studio 7.27 x 2.37m (approx 23'10 x 7'9)

A spacious double room having windows to the front and rear aspects. This bedroom would also be ideal as a playroom, studio or games room

Bedroom Four 3.84 x 2.56m (approx 12'7 x 8'5)

Having a window to the rear with views towards the Church spire

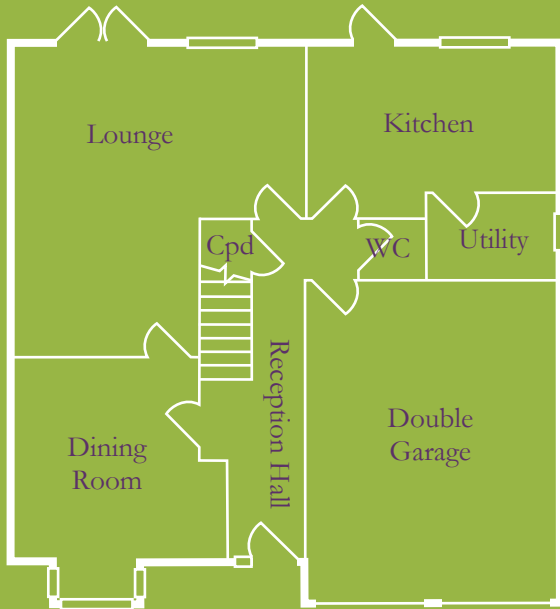
Bedroom Five 2.76 x 2.34m (approx 9'0 x 7'8)

Ideal as a nursery, study or en suite to serve **Bedroom Two**

Refitted Bathroom 2.77 x 1.79m (approx 9'1 x 5'10)

Comprising pedestal wash basin, low level WC and bathtub with shower over, having tiled flooring, tiled splash backs, a chrome heated towel rail and an obscured window to the rear





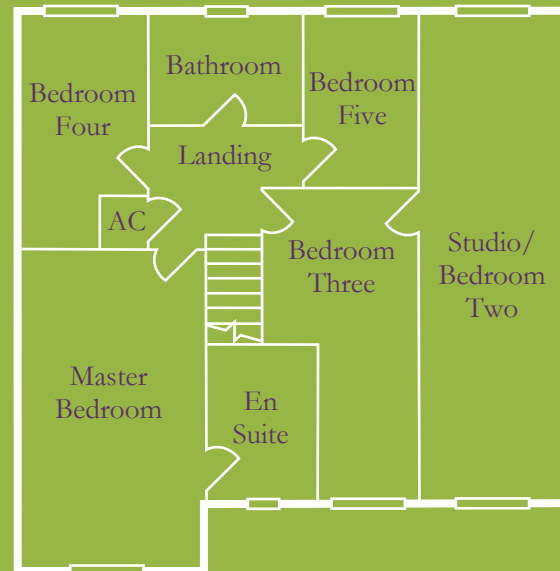
Outside

The property is set to the end of the cul de sac of Vicarage Walk off a private driveway providing parking for a number of vehicles and access into the:

Double Garage 5.05 x 4.97m (approx 16'6 x 16'3)
 With twin up and over doors to the front, power and lighting

Gardens

Well tended gardens lie to the rear aspect being laid to a paved patio, lawns and a deck to one corner. Enjoying views towards the village church, the garden backs onto a play area owned by the primary school giving much privacy and gated access leads to the front aspect. There is an outside water point and security lighting



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	B	B	C
B	C	C	D
C	D	D	E
D	E	E	F
E	F	F	G
F	G	G	
56	70	50	66
England & Wales		England & Wales	



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.