



43 Rose Tree Lane, Swadlincote, DE11 0LN



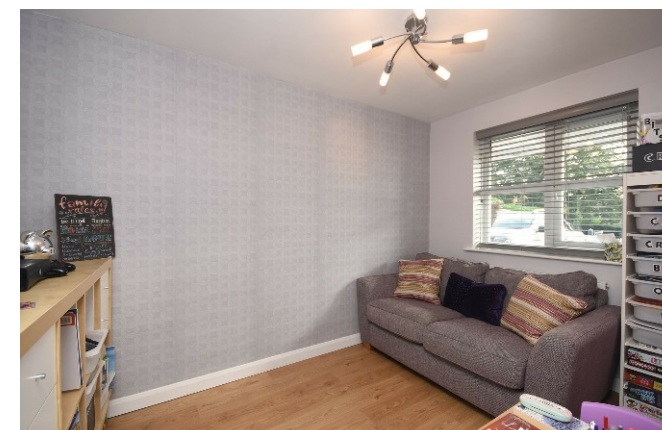
A beautifully presented executive detached home benefitting from extended family accommodation, an exceptional standard of finish and five bedrooms (four doubles) plus playroom/home office. Set within an immaculate garden plot enjoying open views from two balconies, the spacious and versatile living accommodation is well complemented by contemporary interiors featuring an oak staircase bespoke designed by a local joiner, a refitted kitchen and utility, refitted bathrooms, a boiler installed in 2016 and energy efficient LED lighting throughout. The accommodation comprises briefly reception hall, two reception rooms plus conservatory, playroom/home

office, refitted breakfast kitchen, utility, cloakroom and workshop/store room to the ground floor, with four double bedrooms to the first floor and a fifth bedroom enjoying rural views from a Juliette balcony to the second floor. The master benefits from private use of an en suite and balcony, with a Jack and Jill en suite and luxury family bathroom servicing the additional bedrooms. Outside, a gated driveway provides parking for a number of vehicles, there is access into a garage store to the front and the beautifully landscaped rear garden enjoying a sunny westerly aspect.

The property lies on a peaceful lane in a quiet

and desirable residential area, enjoying a landscaped garden plot with attractive rural views to the rear. Within a short walk from the property are a range of facilities including shops, pubs and a beautiful area of National Forest, with further leisure and convenience amenities available a short drive away in the market town of Burton where there are shopping centres, supermarkets, a cinema and more. The property is well placed for access to commuter routes including A38, A50, M42 and M1, and rail travel from Burton provides direct links to Birmingham and Derby. Birmingham and East Midlands Int. Airports are also both within an easy drive.

- Executive Detached Family Home
- Upgraded & Extended Interiors with Superb Specification Finish
- Peaceful Setting & Rural Views to Rear
- Two Reception Rooms & Conservatory
- Playroom/Home Office
- Breakfast Kitchen & Utility & Cloakroom
- Four Double Bedrooms
- Fifth Bedroom with Balcony
- Master En Suite & Balcony
- Jack & Jill En Suite & Luxury Bathroom
- West Facing Landscaped Garden
- Gated Entrance to large Driveway
- Workshop & Garage Stores
- Well Placed for Commuter Routes/Rail Travel/Amenities



Reception Hall

A UPVC front door opens into this spacious hallway, having ceramic tiled flooring with under floor heating, stairs rising to the first floor and doors opening into:

Playroom/Home Office 3.25 x 2.13m (approx. 10'8 x 7'0)

A useful reception room ideal as a study or snug, having window to the front

Sitting Room 4.27 x 3.58m (approx. 14'0 x 11'9)

A beautifully presented lounge having window to the front and a gas fireplace set to granite hearth. This room opens into:

Dining Room 3.66 x 3.05m (approx. 12'0 x 10'0)

French doors open out to the landscaped rear garden and there is a door opening into:

Breakfast Kitchen 3.66 x 3.05m (approx. 12'0 x 10'0)

Refitted to a superb standard in recent years, the kitchen comprises a range of gloss wall and base units with silvered wood accents having quartz worktops over, housing an inset one and a half sink with side drainer and extendable mixer tap, space for a range cooker and an integral dishwasher. A window to the rear with quartz windowsill overlooks the garden and there is a fitted a breakfast bar to one side. The kitchen has tiled flooring with under floor heating and a door opens into:

Utility 2.44 x 2.44m (approx. 8'0 x 8'0)

Fitted with wall and base units coordinating with those of the kitchen having quartz worktops over, housing an inset sink with side drainer and spaces for a fridge freezer, washing machine and tumble dryer, having tiled flooring with under floor heating and a door to the **Conservatory**. A cupboard houses the Worcester boiler which is fitted with remote controllable 'Wave' technology

Conservatory 3.63 x 3.05m (approx. 11'11 x 10'0)

Another versatile space having tiled flooring with under floor heating, double doors opening out to and windows overlooking the landscaped gardens

Cloakroom

Fitted with a modern suite having wash basin with mixer tap set to vanity unit and WC, with a heated towel rail, tiled flooring with under floor heating and an obscured window to the side





A bespoke oak staircase rises from the **Reception Hall** to the **First Floor Landing**, where there is a fitted **Airing Cupboard**, loft access point with a fitted ladder and doors opening into:

Master Bedroom 4.22 x 3.35m (approx. 13'10 x 11'0)

A spacious principal bedroom having French doors opening out to a balcony to the rear overlooking stunning views. A door opens into:

En Suite 2.1 x 1.66m (approx. 6'10 x 5'5)

Comprising a modern refitted suite fitted with wash basin set to vanity unit, WC and walk in shower with Grohe rainfall and handheld shower fittings, with a heated towel rail, tiled splash backs and an obscured window to the rear

Bedroom Two 4.57 x 3.86m (approx. 15'0 x 12'8)

A spacious double room having window to the front aspect and a door into:

Jack & Jill En Suite 2.5 x 2.19m (approx. 8'2 x 7'2)

Fitted with a quality suite having wash basin set to vanity unit, WC and double shower with Bristan rainfall and handheld shower fittings, with tiled flooring, tiled splash backs, a heated towel rail, an obscured window to the side and a door opening into:

Bedroom Three 5.11 x 3.02m (approx. 16'9 x 9'11)

Another double room having windows to the rear enjoying a stunning outlook over the gardens and views beyond

Bedroom Four 3.61 x 3.25m (approx. 11'10 x 10'8)

A fourth double bedroom having a window to the front

Luxury Bathroom 2.35 x 2.01m (approx. 7'8 x 6'7)

Refitted recently with a contemporary suite showcasing quality fittings comprising wash basin set to vanity unit, WC, double ended bathtub with fitted Bristan taps and separate shower with Grohe rainfall and handheld shower fittings. The bathroom has an obscured window to the front, a heated towel rail and tiled walls

Bedroom Five 6.8 x 3.55m (approx. 22'3 x 8'4)

Stairs rise from the landing to this fifth bedroom which is currently used as a home office, having a window to the front and French doors to the rear opening out to a glazed Juliette balcony









Outside

The property is set along a quiet and desirable lane having gated access opening into a generous tarmac driveway which comfortably provides parking for five to six vehicles. There are well tended gardens to the side, gated access opens into the rear gardens

Workshop 2.44 x 1.83m (approx. 8'0 x 6'0)

Converted from part of the garage, this useful space has vinyl flooring, power points and partial insulation and is ideal for use as a workshop or secure store room

West Facing Gardens

To the rear aspect is an immaculately landscaped garden enjoying an open aspect with idyllic views over fields to the rear. The securely enclosed garden is laid to a block paved terrace, lawns edged with neatly stocked borders and a composite garden shed, and there is exterior lighting and a water point. A further decked terrace provides space for outdoor entertaining whilst appreciating the peaceful setting of this superb family home



Score	Energy rating	Current	Potential
12+	A		
11-91	B		84 B
19-80	C	78 C	
15-68	D		
19-54	E		
1-38	F		
-20	G		

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.