



Lyncroft, 8 Dovecliff Road, Rolleston on Dove DE13 9AU



Surrounded by the Rolleston on Dove countryside lies 8 Lyncroft, Dovecliff Road. A three bedroom semi detached house with an impressive garden in need of modernisation. Offered with the flexibility of no chain, this is the perfect investment property with superb potential to create the ideal family home. The interiors comprise briefly of a porch, hallway, kitchen, generous living and dining area, conservatory, stairs leading to two double bedrooms, a third single bedroom and a large bathroom. Outside, there is parking for two vehicles to the front and a small front landscaped garden. To the rear of the property is an impressive landscaped garden separated by the surrounding land by a fence. The garden is sectioned into three parts, with a small patio, landscaped lawns, a green house and a shed. The space provides excellent potential for a buyer to remodel and build (SSTP) their new home

- Semi-detached house
- Three bedrooms
- Large upstairs bathroom
- Generous gardens
- Off Road parking
- Superb potential to extend/remodel
- Living and Dining Room
- Conservatory to the rear
- Field Views to front and rear
- Well Placed for Amenities, Commuter Routes & Rail Travel

The front door opens into a **Porch** 0.87m x 2.42, with window to the front, that opens into a **Hallway** 4.13m x 1.48m, leading to:

Living Room 3.84m x 3.62m

A spacious living room with a bay window to the front overlooking the front garden. The second half of the open plan room lends itself as a:

This property lies on the outskirts of Rolleston on Dove, within a short walk of an excellent range of amenities including popular pubs, a church, Co-op, butchers, cricket club and post office. A bus runs from the village to independent schools including Derby High and Denstone and the property lies within the catchment for John of Rolleston Primary which feeds into De Ferrers Academy. The recently opened John Taylor Free School is also within easy reach. Further amenities are available within the historic village of Tutbury, home to a medieval 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 Hatton (to Derby), Burton (to Birmingham) and Lichfield (to London) and East Midlands and Birmingham International airports are both within an easy drive.

Dining Room 3.84m x 3.92m

The second half of the open plan living space is ideal for a dining room. Sliding doors open into a conservatory with a window to the left facing the kitchen, and sliding doors to the impressive rear garden.

Kitchen 2.39m x 5.14m

The alley kitchen with windows to the side and rear, comprises of a double oven, electric hob, single basin sink, doors leading to the internal garage and small porch to the side entrance.

The stair case leading upstairs has a large window to the side of the property, with modernisation this could be made into a beautiful original feature in the hallway.





Master Bedroom 3.87m x 3.74m
A generous double Master Bedroom with fitted wardrobe space and a window to the rear, overlooking the immaculate gardens and fields beyond.



Bedroom Two 3.61m x 3.64m
A second double bedroom with bespoke fitted wardrobes and dresser. There is a window to the front with field views of Rolleston on Dove.

Bedroom Three 2.42m x 1.82
The third bedroom has a window to the front and has the potential to be a home office/study room or small nursery.

Bathroom 2.39m x 3.30m
Lending itself to modernisation, the spacious bathroom comprised of a WC, corner bath, single shower and window to the side of the property.





Outside

The generous gardens to the rear of the property are a unique selling point. Separated into three sections, the first part of the garden starts with a small patio and pathway with laid lawns either side. Behind the well kept hedges is another garden with a green house and path continuing to the final part of the garden. Comprised of two sheds and a small fence separating the garden from the surrounding fields, this part lends itself to an allotment area.

To the front of the house is another small garden with a paved driveway leading up to the double garage and parking space for 2 vehicles.

FLOOR PLAN IN PROGRESS

EPC IN PROGRESS

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.