



85 Knowles Hill, Rolleston on Dove, DE13 9DZ



Set on a popular lane in Rolleston on Dove is this traditional 1930s semi detached home, benefitting from deceptively spacious extended interiors, three bedrooms and a generous plot. Enjoying an open outlook towards farmland to the front, this attractive traditional home offers well presented recently remodelled interiors and has superb potential to extend (STPP) if desired. The interiors comprise briefly reception hall, two spacious reception rooms and an extended breakfast kitchen to the ground floor, with three bedrooms (two doubles) and a family bathroom to the first floor. Outside, the generous plot is laid to ample parking to the front and established rear gardens featuring a covered terrace with mature grape vine. A vehicular right of way to the rear offers potential to build a garage to the top of the garden, and the property overlooks attractive rural fields to the front aspect.

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. The property lies within the catchment for John of Rolleston Primary and De Ferrers Academy. Further amenities are available within the local historic 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 (to Derby) and Burton (to Birmingham) and the International airports of East Midlands, Birmingham and Manchester are all within an easy drive.



- Traditional Semi Detached Home
- Generous Plot with Open Outlook to Front
- Popular Rural Village Setting
- Superb Potential to Extend
- Two Reception Rooms
- Extended Breakfast Kitchen
- Three Bedrooms & Bathroom
- Ample Parking to Front
- Generous Gardens with Garage Potential
- Walking Distance to Amenities & Schools
- Well Placed for Commuter Routes

A traditional recessed porch opens into:

Reception Hall 4.2 x 1.83m (approx. 13'8 x 6'0)
Having stairs rising to the first floor accommodation and doors opening into:

Sitting Room 4.2 x 3.32m (approx. 13'9 x 10'10)
A spacious reception room having bay window to the front and a wood burning stove set to marble hearth. Opening into:

Dining Room 3.73 x 3.32m (approx. 12'2 x 10'10)
Another generously proportioned reception room :

having double doors leading into

Breakfast Kitchen 4.96 x 4.98, 2.2m (approx. 16'3 x 16'4, 7'1)

Having been extended, this L shaped kitchen comprises a range of wall and base units with complementary worktops over, housing inset sink with side drainer, an integral oven with gas hob over and extractor hood above, and spaces for appliances including fridge, fridge freezer and washing machine. There are windows to the rear and side, a door opens out to the side aspect and double doors lead out to the rear terrace and gardens. The generous garden size offers potential to extend the ground floor further (STPP)





Stairs rise to the **First Floor Landing** where there is loft access, a window to the side and doors opening into:

Master Bedroom 4.44 x 3.34m (approx. 14'6 x 10'11)

A spacious double room having window to the front with a pleasant rural outlook and access to the boarded loft space via a drop down ladder

Bedroom Two 3.66 x 3.39m (approx. 12'0 x 10'11)

Another generous double room having window to the rear aspect

Bedroom Three 2.28 x 1.83m (approx. 7'5 x 6'0)

Having window to the front

Bathroom 2.04 x 1.82m (approx. 6'8 x 5'11)

A white suite comprises pedestal wash basin, WC and bathtub with shower over, with tiled splash backs and an obscured window to the rear

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		





Outside

The property is set back from Knowles Hill beyond a generous frontage having parking for a number of vehicles and well tended fore gardens which feature a mature cherry blossom tree. Over the road, countryside views can be appreciated and gated access to the side leads to the rear garden

Gardens

Extending to a generous size top the rear are established gardens laid to lawns, a covered terrace with mature grape vines providing cover and a further raised terrace to the top. There are three sheds, a wood store and a greenhouse included in the sale and gated access opens out to

the rear where there is a vehicular right of way via a lane of Beacon Street and Knowles Hill and the property benefits from potential to erect a garage at the top of the garden if required. The generous plot offers potential to extend the property (STPP)

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.