



The Haven, 30 Yew Tree Road, Rosliston, DE12 8JF



Set on a peaceful cul de sac in Rosliston is The Haven, an exceptional detached bungalow with purpose built annexe, offering beautifully refurbished and extended open plan living, three double bedrooms plus a fourth within the annexe, and an immaculately landscaped garden plot.

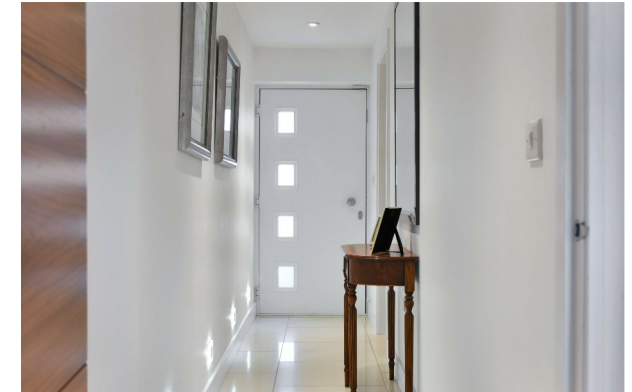
Particular attention has been paid to the finishing touches throughout this contemporary home, with high specification finishes including double glazed windows and doors with integral adjustable blinds, LED spotlights throughout, Cat 5 network cabling, a water softener, bespoke kitchen with high end integral appliances, and luxury bathroom suites with power showers. The annexe is serviced by a state of the art Air Source Heat Pump.

The interiors to the main property comprise briefly reception hall, two reception rooms each with Robeys Ortol fireplaces, open plan dining kitchen, three double bedrooms, master dressing room and en suite, and a luxury family bathroom. Within the purpose-built annexe are additional accommodations including stunning lounge, kitchen, shower room and bedroom, with a further room ideal as a home office or further annexe accommodation. The immaculate landscaped gardens extend to a generous size and there is parking for several vehicles to the front.

Nestled within the scenic county of Derbyshire, Rosliston is a sought after rural village home to an array of village amenities 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. 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 nearby train stations lie in Lichfield and Burton on Trent. A regular public bus route runs through the village itself.

- Contemporary Detached Bungalow
- Purpose Built Detached Annexe
- Beautifully Renovated & High Specification
- Superb Work-from-Home Potential
- Open Plan Dining Kitchen
- Two Reception Rooms
- Reception Hall, Utility & boarded Attic
- Three Double Bedrooms
- Master Dressing Room & En Suite
- Luxury Family Bathroom
- Detached Annexe with Air Source Heat Pump
- Impressive Lounge, Kitchen, Bedroom & Shower Room
- Garden Store/Home Office
- Landscaped Gardens & Ample Parking
- Alarm System, Double Glazed Windows & Doors with Integral Blinds
- Mains Gas Central Heating with Mobile Phone Controlled Heating and Hot Water
- Peaceful Cul de Sac Location



Reception Hall

A composite front door opens into the hallway, having Porcelanosa tiled flooring which extends throughout much of the ground floor and walnut, glazed pocket doors opening into:

Lounge 5.05 x 3.9m (approx. 16'6 x 12'9)

A spacious reception room having windows to the front aspect and a contemporary Robeys Ortal living flame gas fireplace set to a raised natural stone hearth

Snug 3.94 x 2.95m (approx. 12'10 x 9'7)

Another attractive living space having a granite hearth with Robeys Ortal living flame gas fire inset. Leading into:

Open Plan Dining Kitchen 6.36 x 4.57m (approx. 20'10 x 14'11)

A beautiful space having been bespoke designed and finished to exceptional standard. The **Kitchen** comprises a range of bespoke handmade wall and base units made by McCarron & Co, having expansive granite worktops over and a range of integral appliances including Sub-Zero fridge freezer, Miele dishwasher, Miele double ovens, microwave and steamer oven, Wolfe induction hob and Gaggenau wine fridge. The central island houses an inset Franke sink with filtered water tap and there is an additional Franke sink beneath the kitchen window which overlooks the rear garden. The units are of an oak finish to the internals and feature a refuse cupboard, soft-close and useful pan drawers, pull-out oak trays and a LED lit corner pantry cupboard. This room features vaulted ceilings, and dual aspect bifold doors which open out to the terrace and gardens from the **Dining Area**

Utility 2.33 x 1.56m (approx. 7'7 x 5'1)

Comprising Howdens gloss base and full height units having complementary worktops over, housing inset sink, spaces for both a washing machine and tumble dryer and a window to the front. The full height units house a useful cloakroom cupboard, laundry storage and a drying room





Walnut doors from the **Hallway** lead off into:

Master Bedroom 3.45 x 3.33m (approx. 11'4 x 10'11)
Tilt and turn double doors open out to the rear garden and the master bedroom benefits from private use of:

Dressing Room 2.3 x 1.5 (approx. 7'6 x 4'11)
Fitted wardrobes extend to either side and a pocket

door opens into:

En Suite 2.3 x 1.18m (approx. 7'6 x 3'10)
Fitted with wall hung vanity wash basin, close coupled WC and walk in level access shower with rainfall showerhead, complimented with Porcelanosa tiled flooring and walls, a heated towel rail and Hansgrohe chromewear

Bedroom Two 4.18 x 2.36m (approx. 13'8 x 7'8)
A double bedroom having fitted double wardrobe and a window to the front. TV and Cat 5 points

Bedroom Three 3.29 x 2.2m (approx. 10'9 x 7'2)
Another double room having window to the side. TV and Cat 5 points

Luxury Family Bathroom 3.35 x 2.37 (approx. 10'11 x 7'9)
Comprising a modern suite having wall hung vanity wash basin with concept glass waterfall tap, WC, double ended bathtub with handheld fitment and a level access walk in shower with rainfall showerhead and additional handheld fitment, with Hansgrohe chromewear, Porcelanosa tiled flooring and walls, an obscured window and a heated towel rail



Positioned to the top of the garden is a fabulous **Detached Annexe**, offering self-contained accommodation ideal as a guest suite/dependant relative's home, to house a luxury home office suite or home gym, or for use as Air BnB style rental income

Stunning Living Room 6.56 x 5.32m (approx. 21'6 x 17'5)

Featuring vaulted ceilings and extending to a superb

size, this beautifully presented room features herringbone Karndean flooring, skylights and bifold doors overlooking the gardens. A door gives access into:

Kitchen 2.34 x 1.83m (approx. 7'8 x 6'0)

Comprising a quality Howdens kitchen fitted with wall and base units having marble effect worktops over, housing inset Franke composite sink with side

drainer and an integral fridge/freezer. There is an obscured window to the rear and the kitchen has tiled flooring and a pocket door into:

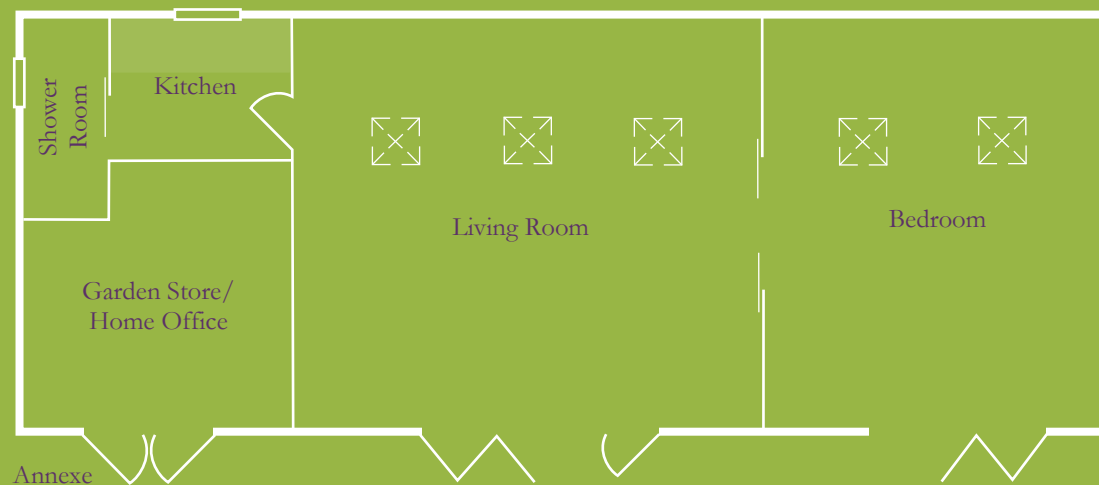
Shower Room 2.56 x 0.95m (approx. 8'4 x 3'1)

Comprising a modern suite having wash basin set to vanity unit, wall hung WC and walk in level access shower, with Hansgrohe chromewear, Porcelanosa tiling to the floor and walls and an obscured window

Bedroom 5.32 x 4.06m (approx. 17'5 x 13'4)
A spacious double room having herringbone Karndean flooring and bifold doors out to the gardens

Accessed from the exterior is a further room ideal as a store room, home office or for conversion into additional accommodation for the annexe, to provide a larger kitchen or second bedroom







Outside

The Haven sits on a peaceful cul de sac in Rosliston, with parking for a number of vehicles to the front aspect. There is access into the front door, and a cedar side gate leads to the rear garden

Landscaped Gardens

Being immaculately tended, the rear garden extends to a superb size and is laid to a granite terrace with raised borders leading onto the lawns. The lawns are set in two levels, with a porcelain pathway and steps leading between the two. There are up and down lighters and an exterior water point to the rear of the property

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	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.