



8 Meadow Fields, Rolleston on Dove, DE13 9BF



Set on a quiet cul de sac in the sought after village of Rolleston on Dove is this immaculate detached family home, benefitting from contemporary open plan interiors, five bedrooms and a landscaped garden plot enjoying rural views. Showcasing a high specification finish throughout, this executive family home has been beautifully maintained by the existing owners and occupies a sought after secluded position on a south facing plot, where open views can be appreciated to the side and rear. The interiors comprise briefly reception hall, sitting room, stunning open plan family dining and living kitchen, utility and cloakroom to the ground floor, with five bedrooms serviced by a modern family bathroom as well as private en suites to the

master and second bedrooms. The secluded garden plot has been landscaped to highlight the idyllic open views, having an elevated south facing terrace with glazed balustrade leading down to private lawns and a wide gated side access ideal for parking of larger vehicles. To the front there is access into a large double garage as well as parking for around three vehicles.

Set within walking distance of the centre of Rolleston on Dove, a range of amenities lie within easy reach 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 the village primary school

John of Rolleston Primary which feeds into De Ferrers Academy, and the recently established John Taylor Free School lies within a short drive. Excellent independent schools can also be found in the area including Repton and Denstone College. Further amenities are available within the local 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 nearby Hatton (to Derby) and Burton (to Birmingham) and the International airports of East Midlands and Birmingham are within an easy drive.

- Executive Detached Family Home
- Contemporary Open Plan Interiors
- Superb Specification Throughout
- Countryside Views to Side & Rear
- Formal Sitting Room
- Open Plan Breakfast Kitchen with Dining & Family Rooms
- Reception Hall, Utility & Cloakroom
- Five Bedrooms (Four Doubles)
- Two En Suites & Family Bathroom
- South Facing Landscaped Gardens
- Double Garage & Parking
- Secluded Cul de Sac Position
- Desirable Village Location with Superb Amenities
- Well Placed for Commuter Routes, Rail Travel & Airports



The composite front door opens into this spacious **Reception Hall**, having staircase rising to the first floor, ceramic tiled floor and doors opening into:

**Sitting Room** 4.7 x 3.01m (approx. 15'6 x 9'11)  
An attractive living room having twin windows to the front

**Open Plan Dining & Living Kitchen**  
A superb open plan space extending across the rear of the property and enjoying an idyllic outlook over the gardens and views beyond. This space is formed by:

**Breakfast Kitchen** 5.16 x 3.98m (approx. 16'11 x 13'0)  
The kitchen is fitted with a modern range of wall and base units having complementary granite worktops and upstands over, housing inset sink with Quooker boiling water tap and comprehensive integral AEG appliances including dishwasher, fridge, freezer, microwave and double oven. An island unit provides an entertaining style breakfast bar to one side, further workspace and storage and an integral AEG induction hob. Double doors lead out to the rear terrace and tiled flooring extends into:

**Dining Area & Family Room** 5.38 x 5.36m (approx. 17'8 x 17'7)  
A versatile space having bifold doors extending across the rear and a window to the side. A door opens into:

**Utility** 1.85 x 1.74m (approx. 6'0 x 5'8)  
Fitted with base units having granite worktops and upstands over housing an inset sink and spaces for washing machine and tumble dryer. Doors opens to the **Double Garage** and:

**Cloakroom**  
Comprising fitted wash basin and low level WC, with tiled flooring, tiling to walls and an obscured window to the side





Stairs rise to the spacious first floor **Landing**, having a window to the front, access to a partially boarded loft space and doors to a fitted out storage cupboard and further airing cupboard housing the wall mounted Baxi boiler and pressurised water cylinder. Doors off to:

**Master Bedroom** 4.33 x 4.02m (approx. 14'2 x 13'2)  
A generous principal bedroom having twin windows to the front, fitted wardrobes and private use of:

**En Suite** 2.82 x 1.81m (approx. 9'3 x 4'7)  
Comprising a modern suite having fitted wash basin, low level WC and double shower, with tiled flooring, tiling to walls, a chrome heated towel rail and fitted storage

**Bedroom Two** 4.12 x 3.18m (approx. 13'6 x 10'5)  
Having window to the front aspect, fitted wardrobes and a door into:

**En Suite** 2.3 x 1.21m (approx. 7'7 x 3'11)  
Fitted with wash basin, low level WC and double shower, having tiled floor, tiling to walls, fitted storage, chrome heated towel rail and an obscured window to the front

**Bedroom Three** 4.2 x 2.75m (approx. 13'10 x 9'0)  
With a window to the rear and fitted wardrobes

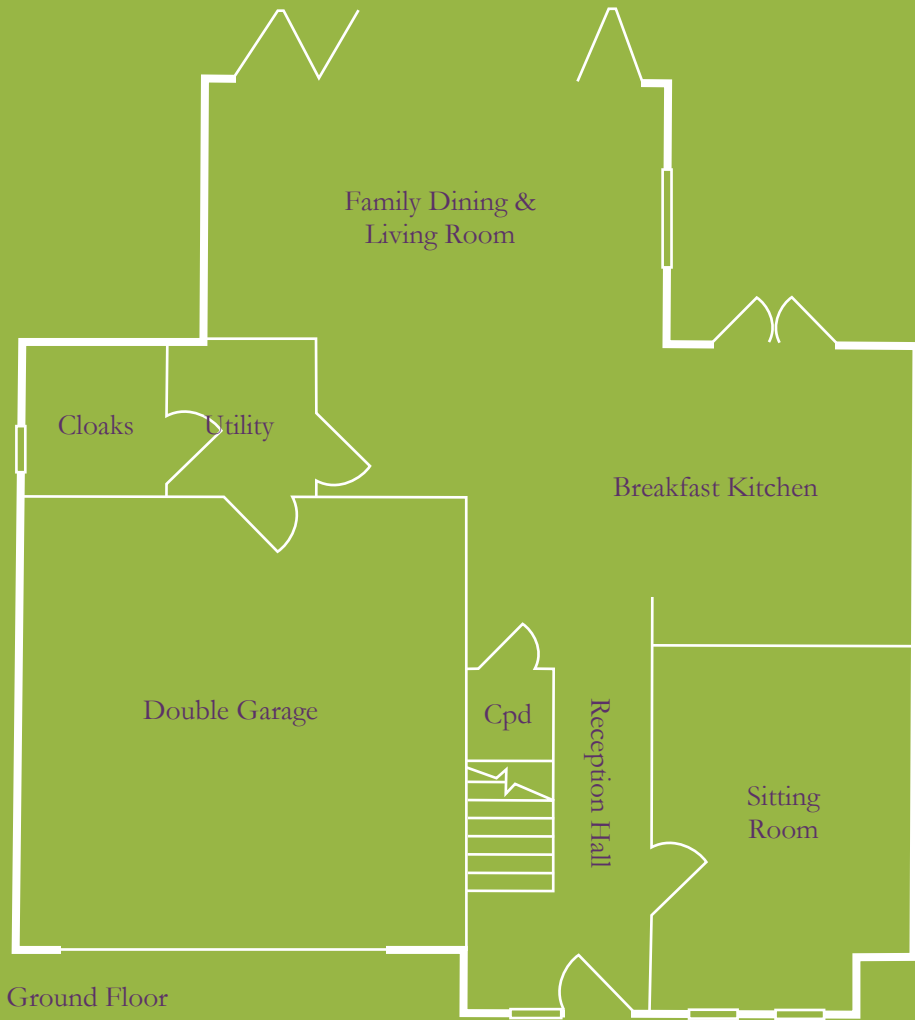
**Bedroom Four** 4.13 x 2.75m (approx. 13'7 x 9'7)  
A fourth double bedroom having windows to the rear and fitted wardrobes

**Bedroom Five/Study** 2.75 x 2.3m (approx. 9'0 x 7'6)  
A fifth bedroom ideal as a home office, having window to the rear with rural views

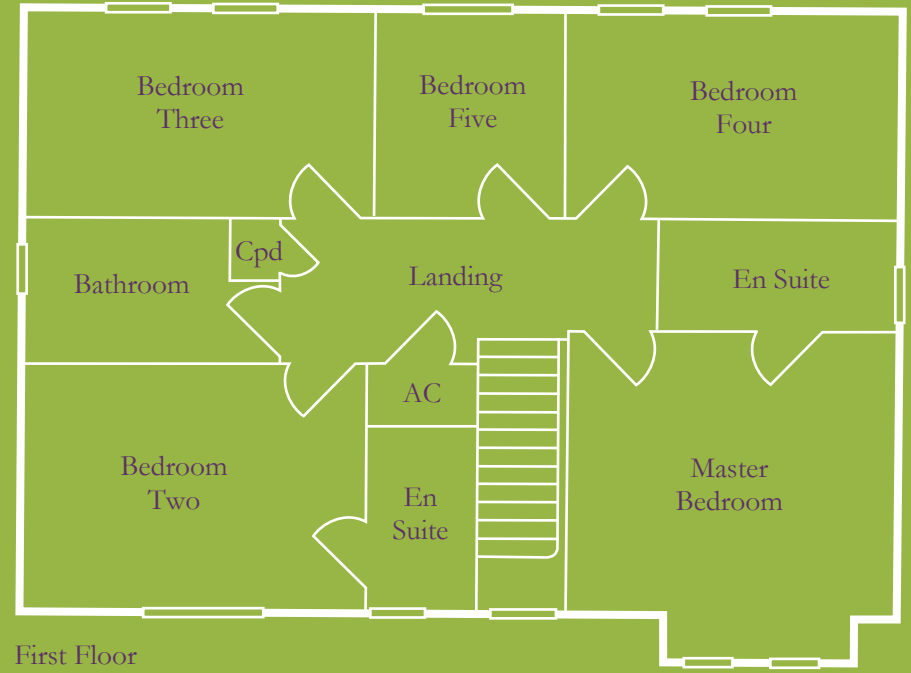
**Family Bathroom** 2.97 x 1.7m (approx. 9'8 x 5'6)  
Comprising another modern white suite having wash basin with vanity storage below, low level WC and a bathtub with shower over, with tiled flooring, tiling to walls, a chrome heated towel rail and an obscured window to the side aspect







Ground Floor



First Floor



### Outside

Set on a peaceful cul de sac on Meadow Fields, the property enjoys a secluded and peaceful setting with an open aspect to the side. A private driveway provides off street parking to the front and there is a further block paved parking space to one side with double gates opening into the gardens

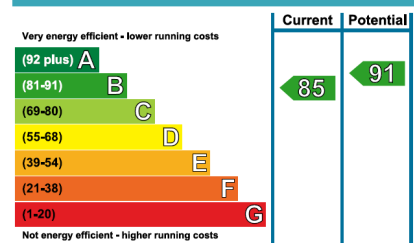
**Double Garage** 6.01 x 5.5m (approx. 19'9" x 18'0")  
Having up and over door to the front aspect, power, lighting and a door into the Utility

### South Facing Gardens

Enjoying an excellent degree of privacy, the gardens have been recently landscaped to highlight the open views to the rear and side. Directly off the open plan kitchen is an elevated terrace with contemporary glazed balustrade, and gated steps lead down to the lower lawns which are safely enclosed to all sides. A wide side aspect offers a further gated parking area and a timber shed which is included in the sale. The rear of the property benefits from power sockets, lighting and a water point



### Energy Efficiency Rating



**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.