



6 Sherholt Road, Rolleston on Dove, DE13 9FJ



Set on a south facing garden plot is this attractive detached family home, benefitting from immaculately presented interiors, three good sized bedrooms and an array of upgraded finishes. Retaining a further 9+ years on the NHBC warranty, this beautifully presented home is being offered unexpectedly to the market and comes with a number of upgrades to the specification including integral appliances and additional kitchen units, bespoke Sharps wardrobes with feature lighting and upgraded wiring including LED lighting and inbuilt TV points to many rooms. The interiors comprise briefly reception hall, spacious lounge, family dining kitchen, utility space and cloakroom to the ground floor, with three bedrooms off the L shaped part galleried landing serviced from a master en suite and family bathroom. Outside, there is parking for two as well as a large single garage, and the rear garden enjoys a sunny southerly aspect. The property also enjoys pleasant countryside views to the rear.

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 highly regarded John Taylor Free School lies within a short drive. 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 Manchester, East Midlands and Birmingham are all within an easy drive.



- Immaculate Detached Family Home
- Pleasant Rural Views to Rear
- Upgrades including LED Lighting, Bespoke Wardrobes & Integral Appliances
- Reception Hall, Cloakroom & Utility
- Lounge & Open Plan Dining Kitchen
- Three Good Sized Bedrooms
- Master En Suite & Family Bathroom
- South Facing Gardens
- Garage & Parking for Two
- Desirable Bellway Development
- Superb 'B' Energy Rating
- 9 Years NHBC Warranty
- Popular Village & Desirable Developemnt
- Well Placed for Amenities & Commuter Routes

Reception Hall

A spacious welcome to this attractive family home having tiled flooring and stairs rising to the first floor with storage beneath. Doors open into:

Lounge 6.23 x 3.7m (approx. 20'5 x 12'2)

A beautifully presenting sitting room having bay

window to the front aspect and recess LED directional spotlights

Open Plan Dining Kitchen 6.07 x 3.54m (approx. 19'11 x 11'7)

Another immaculate space formed by a comprehensively fitted kitchen and formal dining area. The **Kitchen** comprises a range of upgraded contrasting wall and base units housing an inset sink with side drainer and a range of integral appliances including dishwasher, fridge, freezer, oven, gas hob and extractor hood. A window faces the rear and tiled flooring extends into the **Dining Area** where double doors lead out to the south facing gardens

Utility Space

A door from the hall opens into this useful area, having a fitted extractor fan and spaces for both a washing machine and tumble dryer

Cloakroom

Fitted with pedestal wash basin and WC, with tiled flooring, tiled splash backs and an obscured window to the front





Stairs rise to the first floor **Landing** where there is a window to the side and a door opening to a useful shelved **Laundry Cupboard**. Doors open into:

Master Bedroom 4.2 x 3.44m (approx. 13'9" x 11'3")
A spacious principal bedroom having a window to the front aspect, a fitted storage cupboard and a range of bespoke Sharps fitted wardrobes with feature remote controlled lighting

En Suite 2.25 x 2.07m (approx. 7'4" x 6'9")
Comprising a modern suite having pedestal wash basin, WC and double shower, with tiled flooring, tiled splash backs and an obscured window to the front

Bedroom Two 3.37 x 3.05m (approx. 11'0" x 10'0")
Another good sized double having window to the rear with views over the garden and to countryside



beyond

Bedroom Three 2.95 x 2.36m (approx. 9'7" x 7'8")
– max into wardrobes
With a window to the rear, this third bedroom is currently fitted out as a dressing room with a range of bespoke Sharps wardrobes with fully fitted interiors and feature mote controlled lighting

Bathroom 2.6 x 1.8m (approx. 8'5" x 5'10")
Fitted with pedestal wash basin, WC, bathtub and separate shower, with tiled flooring, half tiled walls and an obscured window to the side





Outside

The property is set on the modern Rolleston Manor development by the reputable Bellway Homes. To the side aspect is a private driveway with parking for two vehicles, and a gate opens into the rear garden. A landscaped foregarden with paved pathway leads to the front door

Garage 6.2 x 3.22m (approx. 20'3 x 10'6)

Accessed via a manual entrance door and having power, lighting, a generous loft and shelves providing storage space. The garage is also fitted with a charger point for an electric vehicle

South Facing Garden

Enjoying a sunny aspect, the securely enclosed garden extends to a generous size and is laid to a small slabbed terrace and lawns



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.