



Woodstock, 9 Vicarage Walk, Rosliston, DE12 8LB





Residing in the desirable South Derbyshire village of Rosliston is Woodstock, a beautifully presented detached family home offering four excellent double bedrooms, versatile living accommodation and a secluded garden plot enjoying Church spire views. Having been maintained to a superb standard throughout, this executive detached village home benefits from upgrades to include a refitted kitchen and bathrooms, solar panels (storage battery as separate negotiation) and a remodel to the interiors to create a third reception room, which also offers potential for conversion into an annexe or ground floor bedroom suite. The

central reception hall opens into two spacious living rooms, a dining/living room, a modern breakfast kitchen and cloakroom, with four excellent double bedrooms to the first floor serviced by a family bathroom and master en suite bathroom. Outside, the property is set on the edge of Vicarage Walk, having a private entrance and a block paved driveway to the front. A detached garage with workshop is also set to the front aspect, and the rear garden extends to a good size, being immaculately manicured and enjoying a pleasant open aspect onto the village primary school grounds and towards the village Church spire.

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, a pub, a post office, a church and a thriving village hall which hosts an array of community events for all ages throughout the year. The Rosliston Church of England Primary school is located within the village within walking distance from the property which feeds into the William Allitt Comprehensive in Newhall. 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 nearest train station lies in Burton on Trent. A regular public bus route runs through the village itself.



- Executive Detached Family Home
- Spacious & Versatile Family Interiors
- Solar Panels included in sale
- Three Spacious Reception Rooms
- Modern Breakfast Kitchen
- Reception Hall & Cloakroom
- Four Excellent Double Bedrooms
- Refitted En Suite Bathroom & Family Bathroom
- Ample Parking & Detached Garage with Workshop
- Generous Gardens with Church Views
- Ground Floor Bedroom/Annexe Potential
- Double Glazed Windows & Mains Gas Central Heating
- Desirable Village Location
- Well Placed for Commuter Routes

A sliding door opens into a useful Porch, opening in turn via a composite entrance door into:

**Reception Hall** 6.58 x 2.37m (approx. 21'7 x 7'9)

An attractive welcome to this executive home having Karndean flooring, double doors opening to a shelved shoe cupboard and doors opening into:

**Family Room** 5.94 x 4.6m (approx. 19'5 x 15'1)

A generously proportioned living space having been converted from the original double garage, having a window to the front and a feature brickwork fireplace housing a wood burning stove. This room is easily large enough for conversion



into an annexe (along with the cloakroom), or offers a fabulous playroom/home office space

**Lounge** 5.57 x 3.53m (approx. 18'3 x 11'6)

A spacious reception room having a bay window to the front, Karndean flooring, a range of fitted storage and a wood burning stove set to feature brickwork fireplace

**Dining & Living Room** 6.14 x 2.9m (approx. 20'1 x 9'5)

Another well presented living space having a formal dining area opening into a Conservatory sitting area, having windows overlooking the gardens, double doors to the rear and tiled flooring. There is a fitted air con unit (hot and cold) which is included in the sale

**Breakfast Kitchen** 4.78 x 4.24m (approx. 15'8 x 13'11)

This thoughtfully remodelled kitchen is fitted with a range of contemporary wall, base and full height units with granite work surfaces, housing an inset sink and integrated appliances including double AEG ovens, a five burner gas hob, dishwasher and a recently refitted Whirlpool washing machine. The units house useful full height storage, pantry cupboards and pull out corner shelving, and a Walnut topped peninsula provides a breakfast bar. There is a window to the rear and a door opens out to the side of the property

**Cloakroom**

Having been refitted with vanity wash basin, WC, an extractor fan, tiled flooring and half tiled walls









Stairs rise to the **First Floor Landing** where a window at the half landing enjoys pleasant garden and Church spire views, and there is access to the largely boarded loft via a drop down ladder which houses the combi boiler from the main landing. Doors open into:

**Master Bedroom** 4.63 x 3.78m (approx. 15'2 x 12'4)

A spacious double room having a range of Sharpes wardrobes with high quality internal fittings, a window to the front and private use of:

**En Suite Bathroom** 2.68 x 1.95m (approx. 8'9 x 6'4)

A modernised suite having wash basin set to vanity unit, WC, double ended bathtub and separate shower, with tiled flooring and half tiled walls, a window to the rear, an extractor fan and a heated towel rail

**Bedroom Two** 4.83 x 3.24m (approx. 15'10 x 10'7)

Another generous double room having a window to the rear

**Bedroom Three** 3.65 x 2.92m (approx. 11'11 x 9'7)

Having a window to the front with pleasant views down the lane

**Bedroom Four** 3.9 x 2.92m (approx. 12'9 x 9'7)

A fourth double room having a window to the rear

**Family Bathroom** 3.56 x 2.43m (approx. 11'8 x 7'11)

A luxuriously appointed modernised suite having wash basin set to wall mounted vanity unit, WC, freestanding bathtub and double walk in shower, with tiled flooring, half tiled walls, two heated towel rails, an extractor fan and a window to the side













### Outside

Woodstock is approached via Catton Lane, where a walled boundary opens into the block paved driveway where there is parking for a number of vehicles. Gated access leads to the rear of the property, and there is exterior lighting and power to the front as well as a point water to the side

### Detached Garage & Workshop 5.3 x 4.48m (approx. 17'4 x 14'8)

A large garage with a useful workshop space with fitted work bench to one side, having power, lighting a pedestrian door onto the drive and an electric vehicular entrance door. The loft space is also boarded out for storage

### Rear Garden

The beautifully manicured garden extends to a good size, enjoying privacy and a pleasant open aspect onto the village Church grounds. A paved terrace borders the property, leading onto lawns edged with neatly stocked borders, and there is a greenhouse (included in the sale) which has a power and is positioned to the side of an established kitchen garden. A paved terrace to the top of the garden offers a pleasant seating area to enjoy the peaceful location, and there is exterior lighting and a water point



**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 individual room, area and plot measurements are provided as an indication only. We endeavour to ensure all are as accurate as possible, but it is advised that prospective purchasers should satisfy themselves by inspection or otherwise to the accuracy of figures provided.

**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.

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