



4 Bedroom Semi-Detached House for sale
43 Forest School Street, Rolleston-On-Dove



EweMove
SALES AND LETTINGS



Overview

CALL/BOOK ONLINE VIA OUR EWEMOVE WEBSITE 24/7. This incredible property is immaculately maintained and situated in a highly sought after location in Rolleston, offering generous accommodation over 3 floors. The master bedroom suite on the top floor with en-suite is not to be missed. VIEWING ESSENTIAL



Key Features

- 4 BEDS OVER 3 FLOORS
- CONSERVATORY & ATTRACTIVE GARDEN
- EN-SUITE
- GARAGE & PARKING
- MODERN KITCHEN/DINER
- WELL PRESENTED THROUGHOUT
- SOUGHT AFTER LOCATION
- CALL/BOOK ONLINE 24/7





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From the spacious entrance hall to the fully fitted dining kitchen and living room leading through to the conservatory, this property will fulfill all of your needs. Further benefits include a driveway, garage, pretty gardens and multiple amenities on the doorstep.

Enter into a spacious entrance hall with downstairs cloakroom/wc by the front door. There is a modern fully fitted dining kitchen with bay window overlooking the front of the property. Fitted with a range of base and eye level units, work surfaces, a sink and drainer unit and integral appliances including a gas hob, electric oven, extractor hood, washing machine and a fridge freezer. There is space for a dishwasher, and the tiled floor also benefits from underfloor heating. Head on through the hallway into a spacious living room leading through to the conservatory. The living room spans the full width of the property with a feature fireplace providing the focal point and a window framing views across the rear garden. French doors open into the conservatory having a glazed glass roof.



To the first floor there are three bedrooms, two of which are doubles with built-in wardrobes, and a family bathroom, fitted with a white three-piece suite.

To the second floor is where the superb master bedroom suite can be found. This room is a generous double with a skylight, dormer window to the front and two sets of built-in double wardrobes. The generous sized en-suite is fitted with a contemporary walk-in shower, fitted wash hand basin and wc.

Outside, the property has a driveway which provides off road parking and gives access to the single garage located in a separate block.

VIEWING ESSENTIAL to truly appreciate all this property has to offer.

To the rear is an attractive garden laid mainly to lawn with established borders and a paved terrace.

Rolleston is a sought after village which offers a good range of local amenities including a newsagent and post office, butcher, co-op, and fine pubs. On the doorstep is the reputable John of Rolleston Primary School and the property is within the De Ferrers Technology College catchment area.

The village is also particularly convenient for the local centres of Burton upon Trent some three miles to the south and the city of Derby some nine miles to the north east. It is also convenient for commuters with the good access to the A38/A50. East Midlands Airport is approximately twenty five minutes away.

Additional Information:

- Council Tax:

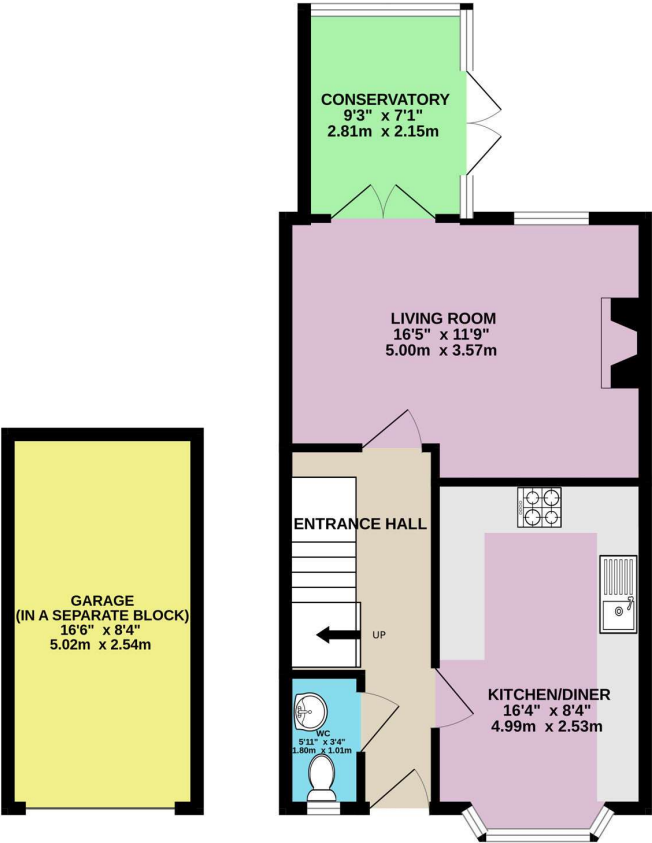
Band D

- Energy Performance Certificate (EPC) Rating:

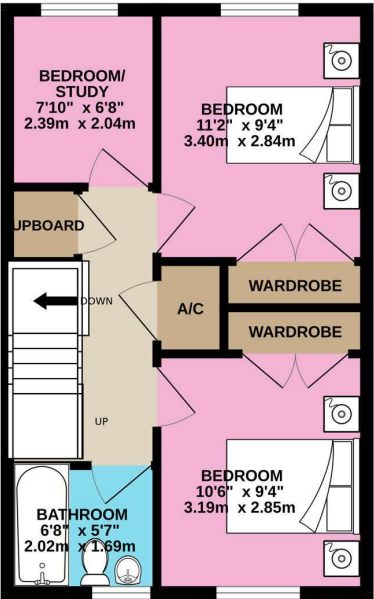
Band C (69-80)

Floorplans

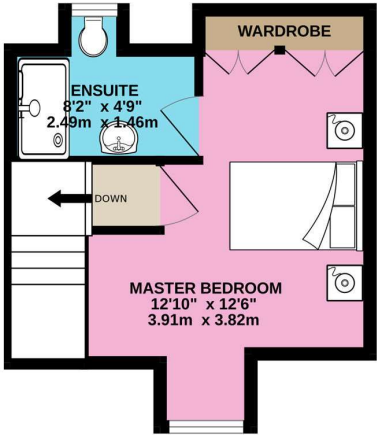
GROUND FLOOR



1ST FLOOR



2ND FLOOR



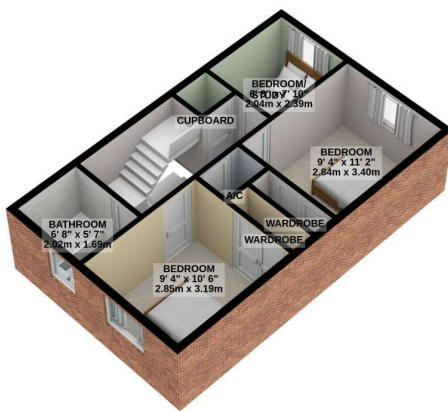
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Floorplans

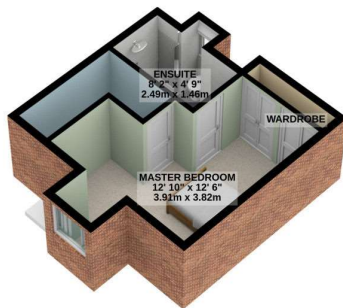
GROUND FLOOR
615 sq.ft. (57.1 sq.m.) approx.



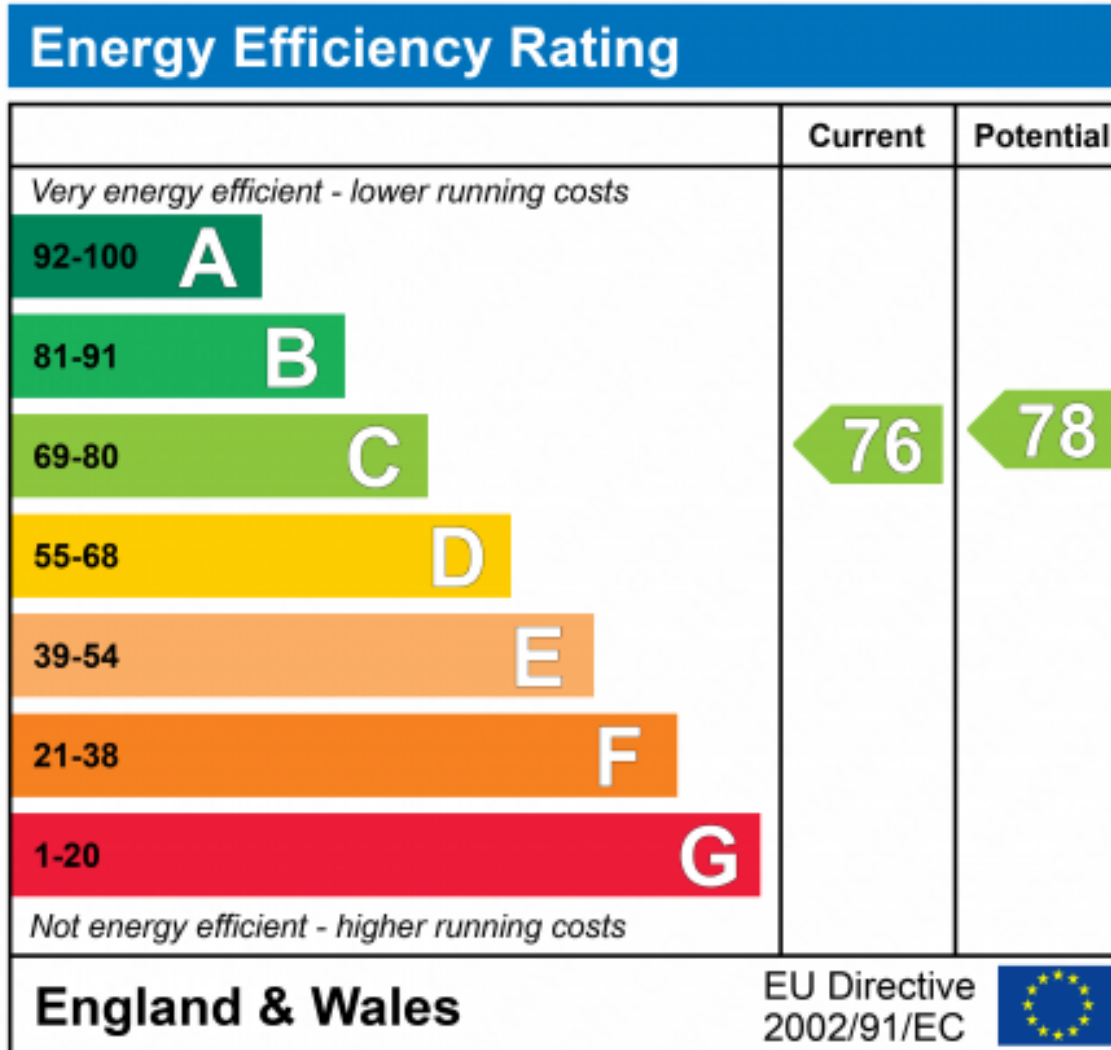
1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



2ND FLOOR
245 sq.ft. (22.8 sq.m.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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