



£325,000

3 Bedroom Semi-Detached House for sale  
7 Knowles Hill, Rolleston-On-Dove







## Overview

BOOK YOUR VIEWING 24/7 VIA OUR EWEMOVE WEBSITE. Nestled in the picturesque village of Rolleston, just a whisper away from the enchanting "Spinney," is where you will find this stunning traditional 1930's property. From the glorious stained glass windows that adorn its front to the breathtaking extension that unveils to the rear, this property certainly impresses!



## Key Features

- Exceptional Family Home
- Traditional 1930's Home
- Rear Extension - Open Plan Kitchen/Diner/Family Room
- Generous Front & Rear Gardens
- Private Driveway
- Modern Fitted Bathroom
- Sought After Village Location
- Close to Excellent Local Amenities
- CALL 24/7 OR BOOK YOUR VIEWING VIA OUR EWEMOVE WEBSITE









A grand entrance awaits, as you approach this remarkable home. A long front garden and sweeping driveway invites you to park with ease, not just for yourself but also for your guests.

Step through the characteristic 1930's arched entrance into a modern world of comfort and style. The living room, with its cozy ambiance, gazes out over the front of the property through a beautifully curved bay window, adorned with original stained glass that transports you back in time.

Journey to the rear of the residence and prepare to be amazed by the stunning open-plan extension that sprawls before you. The heart of the home is reimagined here with an expansive kitchen area, complete with a centre island, seamlessly transitioning into a generous dining area and yet another inviting living space. Nature intertwines with architecture as two sets of bi-folding doors beckon you into the rear garden, while skylights drench the room in natural light, creating a truly enchanting atmosphere.



Venture upstairs to discover the sanctuary of the master bedroom, where yet another captivating curved bay window and stained glass feature capture your gaze. There are two additional bedrooms, one double and one single, and all are thoughtfully served by a modern fitted bathroom that promises indulgent relaxation.

The rear garden beckons you outdoors, offering a serene patio area that invites al fresco gatherings. Adorned with mature trees and shrubs, it's a space that embraces nature's beauty. A side area extends the property's potential, offering room for additional parking or convenient storage.

This remarkable residence is ideally positioned at the heart of Rolleston on Dove, a village brimming with character and amenities that are just a leisurely stroll away. Immerse yourself in the local culture with visits to beloved pubs like the Spread Eagle and Jinnie Inn, the timeless St. Mary's church, a well-equipped Co-op, a cherished butcher's shop, and the



charming cricket club. Everything you need is within reach, including the highly-regarded John of Rolleston Primary and De Ferrers Academy.

For those eager to explore, the historic village of Tutbury beckons, boasting the enchantment of Tutbury Castle, cozy cafes, and traditional country pubs. Essential services like opticians, dentists, and a general store ensure a convenient and fulfilling lifestyle.

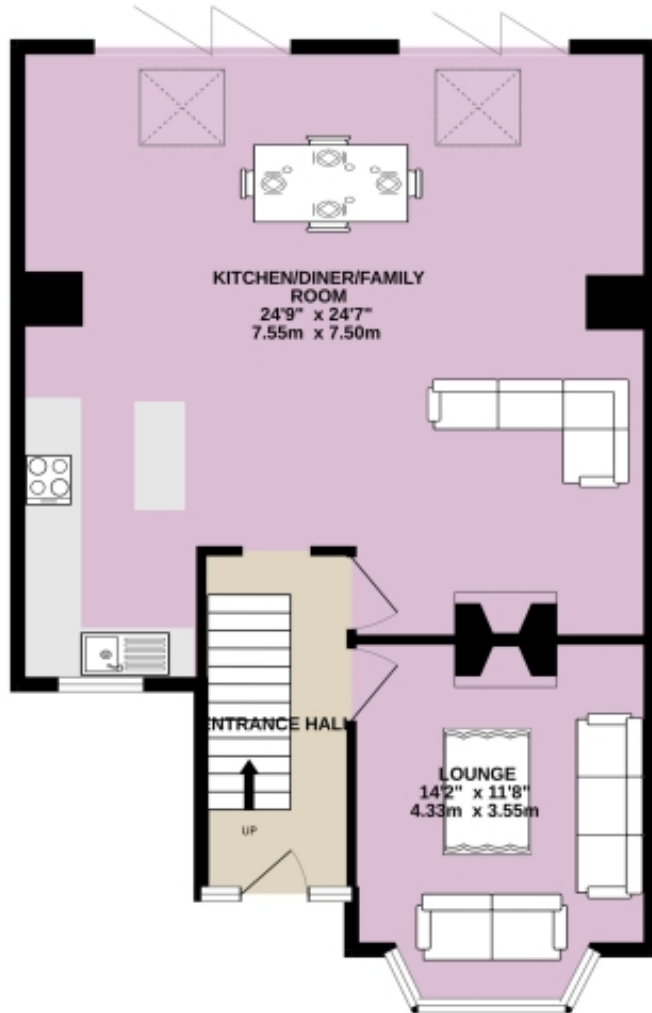
Situated perfectly for commuter ease, the village offers swift access to major roads like the A38 and A50, connecting you to Derby, Birmingham, and Nottingham. Rail travel is at your fingertips from nearby Hatton and Burton, and the allure of the East Midlands and Birmingham International airports is just a leisurely drive away.

Don't miss the chance to make this enchanting property your forever home. Contact us today to book your viewing!

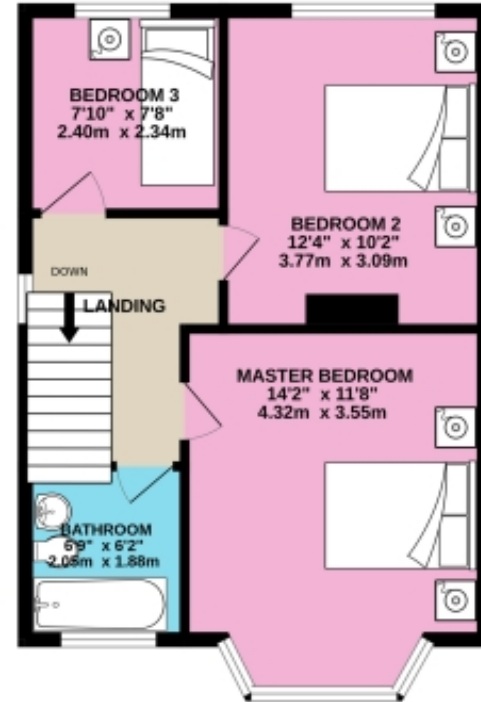


# Floorplans

GROUND FLOOR



1ST FLOOR



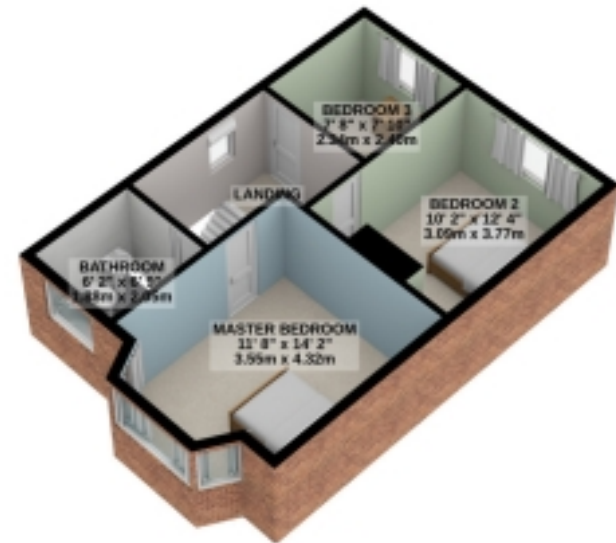


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**GROUND FLOOR**  
769 sq.ft. (71.5 sq.m.) approx.



**1ST FLOOR**  
446 sq.ft. (41.4 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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# EPC

The EPC will be available within 28 days or the property may be exempt, please speak to us for more details.





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