



1 Rockland Mew View Road, Rainhill, L35

Offers Over £1,000,000



**STAPLETON
DERBY**

A rare opportunity to acquire one of Rainhill's finest contemporary homes, situated within one of the village's most prestigious locations. Built in 2023 to an exceptional standard, this award-winning residence received Quality Recognition Awards for its outstanding build quality and offers luxury living at its very best. Finished to an uncompromising specification throughout, the property combines stunning design, premium materials and smart home technology, all within easy reach of excellent local amenities, schools and transport links.

The accommodation begins with an impressive entrance hallway featuring a striking roof light, leading to a snug, contemporary cloakroom with wet room facilities and internal access to the double garage. Beyond, the home opens into a spectacular open-plan kitchen, dining and living space, enhanced by dramatic corner glazing providing seamless access to the beautifully landscaped gardens. A utility room and additional snug complete the ground floor. The first floor offers three generous double bedrooms, including one with en-suite facilities, alongside a luxurious family bathroom. Open landings, vaulted glazing and beautifully appointed bathrooms showcase the exceptional attention to detail throughout. Occupying the entire second floor is the magnificent principal suite, featuring a dressing room and stunning en-suite bathroom, creating a private retreat that truly oozes luxury. Externally, sandstone walls frame the front of the property, with extensive off-road parking, double garage access, lawns and side access. The rear gardens have been landscaped to an exceptional standard, with additional garden space to the side providing further outdoor enjoyment.

Benefitting from smart heating and CCTV systems, this outstanding freehold home offers a unique opportunity to purchase one of Rainhill's most impressive modern residences.

Freehold. EPC: TBC.





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