



Maple House, 31 Burton Road, Rosliston, DE12 8JU

Overlooking tranquil countryside views is the exceptionally well appointed and immaculately presented Maple House, a four bedroom village home delightfully positioned on a private lane within this desirable South Derbyshire village. Finished to an impeccable standard throughout, this executive family home presents an attractive traditional exterior and a landscaped wrap around garden plot, complemented by high end interiors and an upgraded specification to include a bespoke Charnwood solid oak kitchen with quality appliances, Porcelanosa tiling to the bathrooms and a versatile layout ideal to suit a

growing family also needing space to work from home. Under floor heating extends throughout the ground floor accommodation being individually controlled to each room, and Maple House is serviced by flush casement double glazed windows.

Set at the entrance to Coppice View, Maple House overlooks open views to both the front and side, with the private lane leading to the rear of the property where there is secure parking and access into the double garage via an electric door. To the front, double doors open into the central hallway, an impressive

welcome having an open gallery to the landing above and windows extending full height flooding the entrance with natural light. The spacious lounge with feature wood burner is set to the rear aspect, with two further reception rooms currently used as a study and a fabulous cinema room. The bespoke solid oak Charnwood kitchen has been customised with high end appliances, quality quartz work surfaces and Farrow & Ball painted units, being a contemporary open plan space with woodland views and bifold doors opening out to the rear garden. A laundry room and

cloakroom are also set to the ground floor.

The first floor galleried landing enjoys rural views towards the village Church, leading into four generous double bedrooms. The master is serviced by a modern en suite and a range of fitted wardrobes, with a luxurious family bathroom servicing the three additional bedrooms. To the rear, a delightful walled garden offers a sunny and secluded west facing entertaining space, and an area of woodland owned between the residents of Coppice View serves as an idyllic space to enjoy the peaceful setting and open rural views.



Completed by the reputable Lychgate Homes, Maple House resides on Coppice View, a private cul de sac of similar executive homes enjoying both the tranquillity of a rural setting alongside a thriving village community.

Nestled within idyllic South Derbyshire countryside, Rosliston is home to an array of village amenities to include a Co-Op, a pub, a post office and a church. The village hall also hosts numerous community events for all ages throughout the year, and 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 well connected for commuters, with the A38 and A444 providing links to the national motorway network beyond. The nearest train station lies in Burton on Trent. A regular public bus route runs through the village itself.

Reception Hall

Double entrance doors open into this vaulted central hallway, having a gallery to the landing above, oak flooring which extends throughout much of the ground floor, and oak doors opening into the well proportioned reception rooms and contemporary open plan kitchen

Lounge 4.65 x 3.96m (approx. 15'3 x 13'0)

A spacious reception room having a window to the rear and a contemporary Scandinavian style wood burning stove

Study 3.43 x 1.83m (approx. 11'3 x 6'0)

An ideal home office space, having fitted desk space and a window to the front enjoying an open outlook. There is a cleverly designed cloakroom area to one side

Cinema Room/Dining Room 5.03 x 2.90m (approx. 16'6 x 9'6)

Ideal as a second lounge, playroom or formal dining room, having a window to the front overlooking idyllic views. The cinema equipment is by separate negotiation

Open Plan Living & Dining Kitchen 6.48 x 4.95m (approx. 21'3 x 16'3)

This thoughtfully designed and well-appointed Charnwood **Kitchen** is fitted with an array of solid oak hand painted full height, wall and base units with Aria quartz work surfaces over, housing an inset sink with boiling water tap. The central island houses additional workspace, storage and an entertaining style breakfast bar, and high-end integrated appliances include Bosch double ovens, Bosch induction hob, dishwasher, larder fridge and larder freezer. The units house a double width **Pantry** cupboard and discreet bin storage, windows to the side overlook idyllic views over the communal woodland, bifold doors extend across the width of the **Dining Area**, opening out to the secluded walled rear garden

Laundry Room 2.13 x 2.08m (approx. 7'0 x 6'10)

Coordinating with the kitchen, wall and base units feature an inset sink and spaces for a washing machine and tumble dryer, with full height cupboard housing additional storage and the boiler

Cloakroom

Fitted with wash basin set to vanity unit and WC





An oak staircase rises to the first floor **Galleried Landing**, having a full height window to the front overlooking rural views towards the village church. There is access to the loft doors lead into the shelved **Airing Cupboard** and:

Master Bedroom 5.03 x 4.42m (approx. 16'6 x 14'6)
A luxurious principal bedroom suite having a window to the rear enjoying pleasant views over woodland and countryside beyond and a range of mirror fronted fitted wardrobes. With private use of:

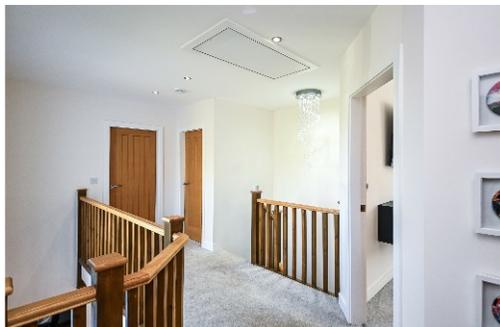
En Suite 2.08 x 2.08m (approx. 6'10 x 6'10)
A modern suite comprises wash basin set to vanity unit, WC and corner shower, with Porcelanosa tiling to the floor and walls, a heated towel rail and a window to the rear

Bedroom Two 4.65 x 2.9m (approx. 15'3 x 9'6)
Another generous double room having a window to the front

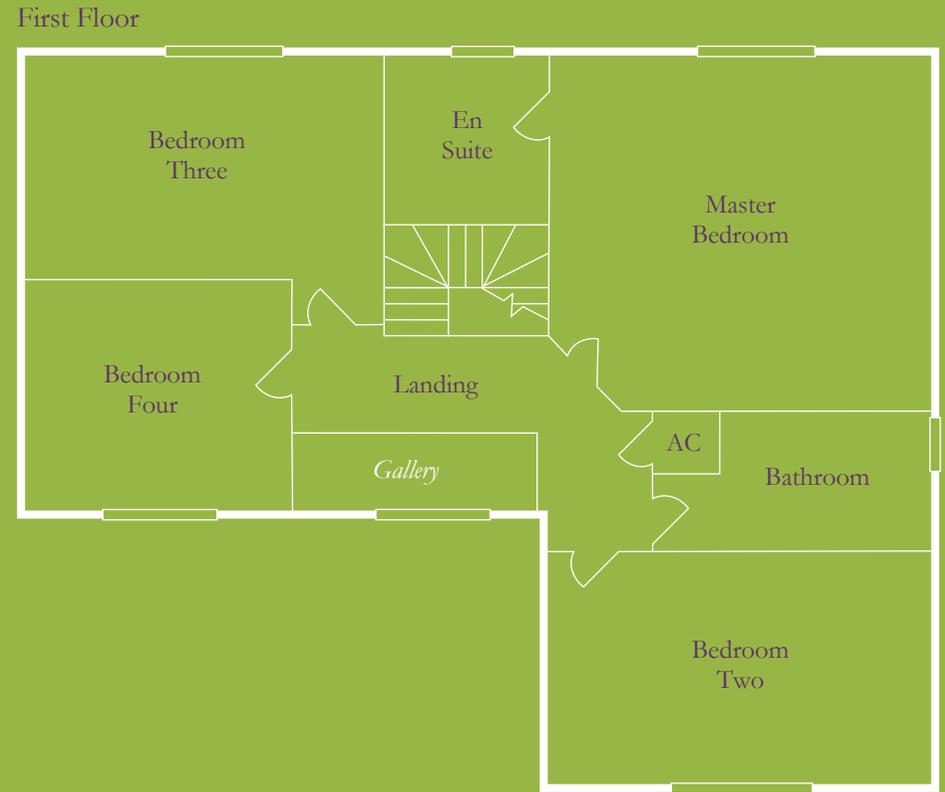
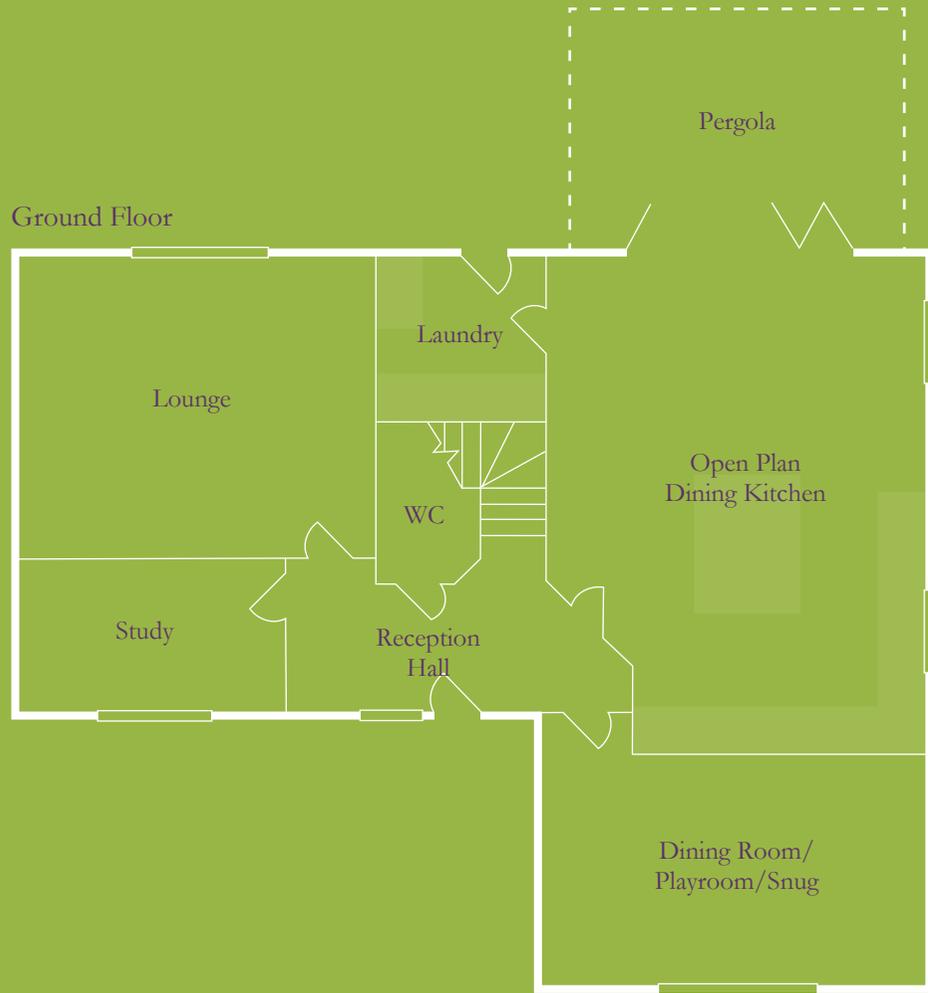
Bedroom Three 5.03 x 2.74m (approx. 16'6 x 9'0)
With a window to the rear

Bedroom Four 3.43 x 2.82m (approx. 11'3 x 9'3)
A fourth double room having a window to the front overlooking open views. Also having a range of fitted wardrobes

Family Bathroom 3.58 x 1.78m (approx. 11'9 x 5'10)
Fitted with a four piece suite having wash basin set to vanity unit, WC, double ended bathtub and separate walk in shower, with Porcelanosa tiled flooring and walls, a heated towel rail and an obscured window to the side







Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Outside

Maple House sits well within a wrap around garden plot, having a generous and beautifully landscaped foregarden bordered by attractive estate railings. Paved pathways lead both to parking to the rear and to the double entrance doors, and Maple House enjoys an enviable position with an open aspect to the front. Coppice View leads to the rear of the property where a private lane servicing one additional property leads to the rear of the property where there is parking for two vehicles

Double Garage 6.02 x 5.33m (approx. 19'9" x 17'6")

With electric entrance door, power and lighting

Walled Garden

Enjoying an excellent degree of privacy and a sunny west-facing aspect, the garden is laid to lawns and a paved terrace, with a contemporary pergola with electric operation and blinds providing a shaded space for alfresco entertaining ideally positioned outside the kitchen. There is exterior lighting, power and water, and gated access opens onto the driveway.

Owned between the residents of Coppice View is a beautiful area of maintained woodland, being private to the development and highlighting idyllic views which border the cul de sac and village



Parker Hall has a legal and professional obligation to ensure the marketing of our properties is accurate and not misleading in accordance with the Consumer Protection from Unfair Trading Regulations 2008. Our vendors have signed off this brochure, confirming that all details are accurate and not misleading, which includes the written text, photographs, site plan and floor plans.

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.

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.