

HoldenCopley

PREPARE TO BE MOVED

The Gables, Diseworth, Derbyshire DE74 2AE

Guide Price £800,000 - £850,000

The Gables, Diseworth, Derbyshire DE74 2AE



GUIDE PRICE: £800,000 - £850,000

Tucked away in an exclusive shared courtyard, this impressive detached barn-style home offers privacy and charm, set behind a spacious stone-chipped driveway. A striking double-height glazed barn-style window creates a grand entrance, flooding the reception hallway with natural light. The entire ground floor benefits from underfloor heating, ensuring warmth and comfort throughout. Designed for modern family living, the thoughtfully zoned T-shaped living wing provides an exceptional open-plan layout with four distinct areas. At its heart, the living/dining kitchen serves as the hub of the home, featuring integrated appliances, and black granite worktops. A separate utility room adds convenience. Beyond the kitchen, warm oak flooring flows through the living, dining, and sitting areas, complemented by vaulted ceilings with exposed trusses and a full-height exposed brick inglenook fireplace with a double-sided log-burning stove. A dedicated home office provides an ideal workspace. The ground floor also boasts a spacious bedroom suite with an en-suite shower room, perfect for guests or multi-generational living. Upstairs, a balustraded gallery landing leads to three generously sized bedrooms. The principal suite enjoys its own en-suite, while the second bedroom also benefits from an en-suite. The third bedroom has access to a stylish contemporary family bathroom. Set within approx. 0.25 acres, the wrap-around gardens enjoy a sunny aspect, offering an ideal space for relaxation. The courtyard provides ample parking alongside a double garage with twin electric doors. A secure gravelled parking area to the rear is a rare and valuable addition. Situated in the charming village of Diseworth, this home offers a strong community feel, a well-regarded primary school, and a welcoming pub.





- Barn-Style Modern Detached House
- Four Double Bedrooms
- Open Plan Living & Separate Office
- High-Spec Fitted Breakfast Kitchen
- Utility & WC
- Underfloor Heating
- Regularly Serviced New Boiler
- 0.25 Acre Plot With Well-Maintained Gardens
- Ample Off-Road Parking & Double Garage
- Sought-After Location





GROUND FLOOR

Entrance Hall

11'9" x 9'5" (max) (3.60m x 2.88m (max))

The entrance hall features sandstone tiled flooring with underfloor heating, a wooden staircase with carpeted stairs, and an in-built under-stair cupboard. It also includes recessed spotlights, a wall-mounted security alarm panel, double-height wood-framed double-glazed windows, and a single door providing access into the accommodation.

W/C

6'6" x 4'9" (1.99m x 1.46m)

This room includes a low-level dual flush WC, a wall-hung wash basin with tiled splashback, and sandstone tiled flooring with underfloor heating. Additional features include an extractor fan, a recessed spotlight, and a wall-mounted consumer unit.

Office

11'11" x 9'5" (3.65m x 2.89m)

The office features a wood-framed double-glazed window, a full height double-glazed window, and carpeted flooring with underfloor heating.

Utility Room

9'4" x 6'3" (2.87m x 1.93m)

The utility room features fitted base and wall units with worktops, a stainless steel sink with a swan neck mixer tap and drainer, an integrated fridge, and an integrated microwave. It offers space and plumbing for a washing machine, while sandstone tiled flooring with underfloor heating adds warmth and comfort. The room is well-lit with recessed spotlights and includes an extractor fan for ventilation. A wood-framed double-glazed window overlooks the rear elevation, and a single door provides convenient access to the garden.

Open Plan Living & Kitchen Area

44'10" x 37'1" (max) (13.67m x 11.32m (max))

The impressive open-plan living area features oak wood flooring with underfloor heating, a vaulted ceiling with exposed wooden trusses, and an exposed brick inglenook fireplace with a double-sided stove on a tiled hearth. Natural light pours in from wood-framed double-glazed windows on all sides and a Velux window, highlighting the spacious layout with multiple seating and dining areas, a TV point, and a seamless flow into the kitchen. Double French doors open to the rear garden, perfect for indoor-outdoor living.

The kitchen is equipped with shaker-style base and wall units, black granite worktops, and a feature breakfast bar island with under and over lighting. It includes an undermount sink with a mixer tap, an integrated dishwasher, double oven, induction hob with an extractor fan, an integrated fridge, and an integrated freezer. The space also offers sandstone tile flooring with underfloor heating, recessed spotlights, and a wood-framed double-glazed window to the front elevation.

Bedroom Four

17'5" x 13'4" (max) (5.33m x 4.08m (max))

The fourth bedroom features oak wood flooring with underfloor heating, recessed spotlights, and a TV point. It offers access to the en-suite and has two sets of double French doors opening to both the front and rear gardens.

En-Suite Three

6'4" x 6'3" (max) (1.95m x 1.93m (max))

The third en-suite includes a low-level dual flush WC, a wall-hung wash basin, and a shower enclosure with an overhead rainfall shower and wall-mounted chrome fixtures. It features floor-to-ceiling tiles, an extractor fan, recessed spotlights, and a wood-framed double-glazed obscure window to the rear elevation.

Double Garage

19'0" x 17'7" (max) (5.80m x 5.37m (max))

The double garage has lighting, power points, and twin electric double doors opening out onto the driveway.

FIRST FLOOR

Landing

13'0" x 12'1" (max) (3.97m x 3.70m (max))

The landing has carpeted flooring, recessed spotlights, an in-built airing cupboard, and provides access to the first floor accommodation.

Bedroom One

17'6" x 14'8" (max) (5.34m x 4.49m (max))

The first bedroom features a wood-framed double-glazed window to the rear elevation, carpeted flooring, a radiator, a TV point, a range of fitted wardrobes, recessed spotlights, and access to the main en-suite.

En-Suite One

8'9" x 5'3" (max) (2.67m x 1.61m (max))

The first en-suite includes a low-level dual flush WC, a wall-hung wash basin, and a wall-mounted shower with chrome fixtures. It also features a chrome heated towel rail, tiled flooring and walls, recessed spotlights, an extractor fan, and a wood-framed double-glazed obscure window to the front elevation.

Bedroom Two

14'8" x 10'7" (max) (4.49m x 3.23m (max))

The second bedroom features a wood-framed double-glazed window to the front elevation, carpeted flooring, a radiator, a TV point, recessed spotlights, and access to the second en-suite. It also provides access to the boarded loft with lighting via a drop-down ladder.

En-Suite Two

7'6" x 3'2" (max) (2.31m x 0.99m (max))

The second en-suite includes a low-level dual flush WC, a wall-hung wash basin, and a shower enclosure with wall-mounted chrome fixtures. It features tiled flooring and walls, an extractor fan, and recessed spotlights.

Bedroom Three

12'6" x 11'4" (max) (3.82m x 3.47m (max))

The third bedroom features a Velux window, a partially vaulted ceiling, fitted wardrobes, recessed spotlights, carpeted flooring, a radiator, and a TV point.

Bathroom

9'10" x 9'1" (max) (3.02m x 2.78m (max))

The bathroom includes a concealed dual flush WC, a wall-hung wash basin, and an 'L' shaped bath with central taps and a handheld shower head. It features tiled flooring and walls, a chrome heated towel rail, recessed spotlights, an extractor fan, and both a wood-framed double-glazed window to the rear elevation and a Velux window.

OUTSIDE

Front

The front of the property offers a gravelled driveway with ample off-road parking, providing access to the double garage and featuring well-maintained lawned areas.

Rear

The rear garden is a private, enclosed space featuring a patio area, an outdoor tap, a lawn, gravelled sections which provides additional off-road parking, courtesy lighting, and fenced boundaries for added privacy.

ADDITIONAL INFORMATION

Broadband Networks - Openreach
Broadband Speed - Superfast available - 80 Mbps (download) 20 Mbps (upload)
Phone Signal - Good 4G coverage
Electricity - Mains Supply
Water - Mains Supply
Heating - Gas Central Heating - Connected to Mains Supply
Septic Tank - No
Sewage - Mains Supply
Flood Risk - No flooding in the past 5 years+
Flood Risk Area - Very low risk
Non-Standard Construction - No
Any Legal Restrictions - No
Other Material Issues - No

DISCLAIMER

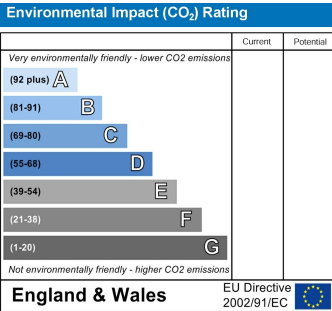
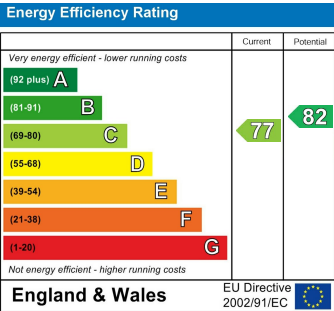
Council Tax Band Rating - North West Leicestershire Council - Band F
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information - The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



The Gables, Diseworth, Derbyshire DE74 2AE

HoldenCopley
PREPARE TO BE MOVED



FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
© HoldenCopley

0115 8963 699

30 Market Place, Long Eaton, NG10 1LT

longeatonoffice@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.