



**Old Farm Close, Diseworth Derby DE74 2AX**



**welcome to**

## **Old Farm Close, Diseworth Derby**

A beautifully presented four-bedroom link-detached home in the picturesque village of Diseworth. This modern property boasts contemporary interiors, a stunning kitchen diner with bi-fold doors, underfloor heating, and a private balcony off the main bedroom. This home is PERFECT for family living!





**Ground Floor**



**First Floor**

## About The Area

### Entrance Hallway

### Living Room

12' 8" MAX x 12' 3" MAX ( 3.86m MAX x 3.73m MAX )

### Kitchen Diner

20' 7" MAX x 10' 6" MAX ( 6.27m MAX x 3.20m MAX )

### Utility Room

5' 8" MAX x 5' 3" MAX ( 1.73m MAX x 1.60m MAX )

### Downstairs W.C

### Bedroom One

14' 5" MAX x 13' 7" MAX ( 4.39m MAX x 4.14m MAX )

### Bedroom Two

12' 5" MAX x 10' 4" MAX ( 3.78m MAX x 3.15m MAX )

### Bedroom Three

10' 6" MAX x 10' 1" MAX ( 3.20m MAX x 3.07m MAX )

### Bedroom Four

14' MAX x 8' MAX ( 4.27m MAX x 2.44m MAX )

### Family Bathroom

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

**welcome to**

## **Old Farm Close, Diseworth Derby**

- Four bedrooms - Ideal for growing families or those needing additional space.
- Modern kitchen diner - Bi-fold doors leading to the rear garden create a perfect indoor-outdoor living experience.
- Underfloor heating - For added comfort throughout the ground floor.
- Master bedroom with balcony - A private retreat with scenic views.
- Carport - Providing secure parking and storage.

Tenure: Freehold EPC Rating: B

offers in the region of



Please note the marker reflects the postcode not the actual property

**view this property online** [bagshawsresidential.co.uk/Property/DBY120076](https://bagshawsresidential.co.uk/Property/DBY120076)



Property Ref:  
DBY120076 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**bagshaws residential**



**01332 361308**



[Derby@bagshawsresidential.co.uk](mailto:Derby@bagshawsresidential.co.uk)



32-34 Cornmarket, DERBY, Derbyshire, DE1 2DG



**[bagshawsresidential.co.uk](https://bagshawsresidential.co.uk)**