



## Homecroft Shakespear Close, Derby, DE74 2QS

**Offers In Excess Of £700,000**

Homecroft is a distinguished, spacious detached family home lovingly maintained throughout. Impressive family living kitchen and lounge, utility, cloakroom, five bedrooms, master with En-suite, three bathrooms and private driveway with stunning private gardens in the attractive village of Diseworth.

Location - Diseworth is a small, picturesque commuter village ideally situated close to the border with Leicestershire, Nottinghamshire, and Derbyshire. The nearby market town of Castle Donington offers a full range of amenities. Surrounded by open countryside and less than one mile from East Midlands Airport, the property enjoys all the convenience of excellent road, rail and air links without compromising its tranquillity.

### Property/Village

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### Accommodation

#### Entrance Hallway

Accessed via a composite door into an impressive hallway with uPVC windows to the front of the property, gas central heating radiator and stairs/doors leading to.

#### Downstairs Cloakroom

With fitted mirrored wardrobes, and built in storage for shoes and door leading to W.C.

#### Downstairs W.C. 6'9" x 3'11" (2.06 x 1.21)

With uPVC opaque window to the rear elevation, pedestal sink, W.C, and gas central heating towel radiator.

#### Kitchen/Diner 25'8" x 15'6" (7.83 x 4.74)

With uPVC window to the front elevation, sleek and sophisticated cabinets, complementing worktops, all integrated appliances including two ovens, microwave, wine fridge and dishwasher. induction hob with extractor hood over. There is a centre island with seating and storage. To the rear of this impressive kitchen are uPVC patio doors leading to the rear garden, uPVC side window and ample space for dining table with ceiling spotlights.

#### Utility 10'4" x 3'11" (3.16 x 1.21)

With uPVC window to the rear elevation, base and wall units with complementing worktop, stainless steel sink with mixer tap, plumbing for washing machine and space for tumble dryer.

#### Lounge

With dual aspect windows to the front and rear elevation, patio doors leading to the rear garden, full length built in bespoke wall unit housing tv and gas central heating radiator.

### Landing

With dual aspect windows to the front and rear of the property and loft access.

#### Master Bedroom 15'6" x 10'6" (4.74 x 3.21)

With doors leading out to a balcony overlooking the rear garden, window to side elevation, skylight windows, vertical gas central heating radiator and fully fitted wardrobes.

#### En suite

With uPVC window to side elevation, skylight window, feature freestanding bath, walk in shower with waterfall shower, washbasin, W.C. and heated towel rail.

#### Bedroom Two 15'6" x 10'2" (4.74 x 3.10)

With patio doors leading to a balcony over looking the rear garden and gas central heating radiator and fitted wardrobes.

#### Bedroom Three 13'5" x 8'11" (4.10 x 2.73)

With uPVC window to the front elevation, two skylight windows, gas central heating radiator and fitted wardrobes.

#### Bedroom Four 13'5" x 8'3" (4.10 x 2.53)

With uPVC window to the front elevation, gas central heating radiator and fitted wardrobes.

#### Bedroom Five 10'4" x 7'6" (3.17 x 2.30)

With uPVC window to the front elevation and gas central heating radiator.

#### Family Bathroom 10'4" x 5'8" (3.17 x 1.74)

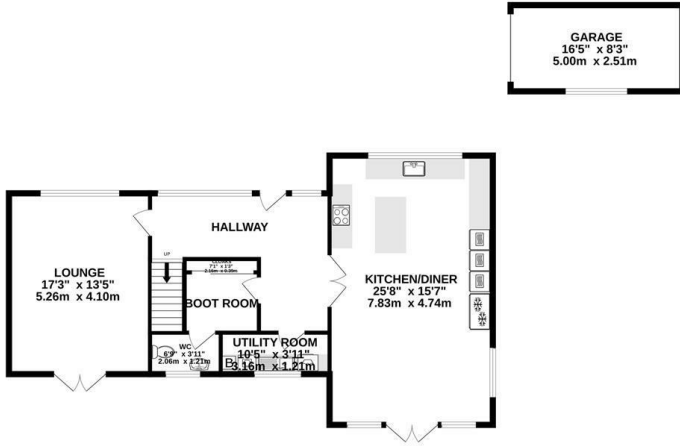
With opaque uPVC window to the rear elevation, double shower cubicle with waterfall shower, pedestal sink, W.C, and heated towel rail.

### Outside

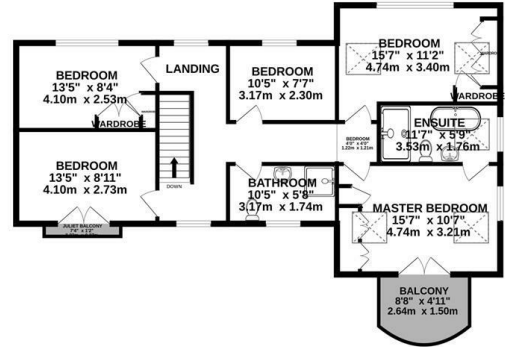
The property is accessed via a private stoned driveway on an excellent sized plot with gardens wrapping around the entire property. In the courtyard there is parking access to the rear from both sides and detached garage. The well establish private and extensive rear gardens, with an array of mature tree plants and shrubs. Mainly laid to traditional lawn, a paved terrace that offers an ideal location for hospitality and entertaining set under a substantial Pagoda. The rear garden is further enhanced by being enclosed mainly by shaped hedgerow boundaries, stream with bridge over ensuring complete privacy.

# Floor Plan

**GROUND FLOOR**  
1062 sq.ft. (98.7 sq.m.) approx.



**1ST FLOOR**  
927 sq.ft. (86.2 sq.m.) approx.



TOTAL FLOOR AREA : 1990 sq.ft. (184.9 sq.m.) approx.

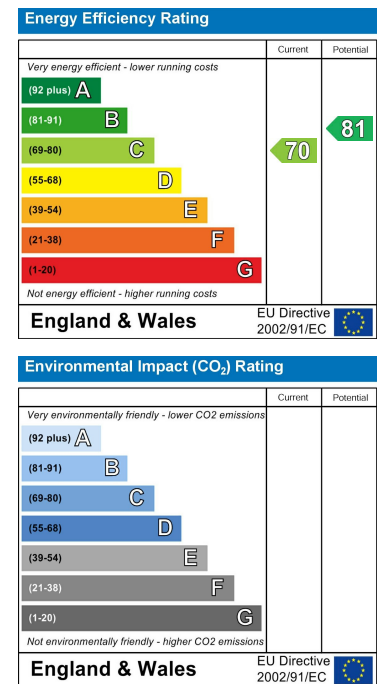
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# Energy Efficiency Graph



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