



## 49 The Woodcroft, Derby, DE74 2QT

**Offers In Excess Of £475,000**

Welcome to The Woodcroft in Diseworth, Derby - an immaculately presented, well maintained detached home with ample space and potential to have 6 bedrooms! This property boasts a number of versatile reception spaces, perfect for entertaining guests or relaxing with family. With 5/6 bedrooms and 3 bathrooms, there is plenty of room for everyone to enjoy their own space. The property features parking for a number of vehicles, ensuring convenience for you and your guests. Inside, you'll find four spacious bedrooms, and generously sized living spaces throughout! Additionally, there is an extra bedroom/reception space on the ground floor, offering versatility to suit your needs.

One of the highlights of this property is the potential for self-contained accommodation, providing an opportunity for a separate living space or guest quarters. Whether you're looking for a spacious family home or considering options for rental income, this property offers endless possibilities.

Don't miss out on the chance to make The Woodcroft your new home - a place where comfort, space, and potential come together seamlessly.



### Village and location

Diseworth is a small, picturesque village ideally situated close to the border of 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.

### Frontage

To the front of the property you will find a spacious driveway with ample space for the whole family to park along with an assortment of decorative shrubs.

### Hallway

The property is accessed via uPVC doorway into the welcoming entrance hallway which offers carpeted flooring, stairs rising to the first floor and access to the spacious lounge and kitchen/dining space.

### Lounge

A spacious yet cosy reception room with dual aspect windows welcoming an abundance of light. The room also benefits from carpeted flooring, central heating radiator and double door access through to the kitchen/dining space.

### Kitchen/Dining/Living space

Having French doors leading out into the rear enclosed garden, generous dining space, tiled flooring, central heating radiators and a beautiful modern fitted Kitchen which offers a range of contemporary wall, drawer and base units, range cooker, American fridge/freezer, integrated wine cooler, undercounter freezer and dishwasher.

### Garage conversion

This space is currently accessed via a doorway leading from the kitchen/dining space but has the potential to be easily turned into a self contained annexe which would be ideal for anyone who may be looking to gain a rental income or offer self contained living space to the extended family! The space is accessible via a side uPVC doorway leading to the side aspect of the property and has its own bathroom and ample living space as you will see below:

### Utility/Gym/Reception Space

Having all pipework available to be converted to a utility/kitchen space, the room currently benefits from uPVC doorway leading to the side aspect of the property, carpeted flooring, gas boiler and window to rear aspect.

### Ground Floor Wetroom

Having tiled flooring, central heating radiator, W/C, hand basin and walk in shower.

### Office/Reception/Bedroom Five

Having wooden flooring, dual aspect windows to front and side aspects and central heating radiator.

### First Floor

The vendor is happy to negotiate the current configuration of the first floor bedrooms to fit the purchasers planned usage, as can be seen by the floorplan and photography, bedrooms 2 and 3 are currently opened up to create a suite. If requested the vendor will happily remove the doorway through and put in a wall to re-separate the bedrooms.

### Master Bedroom

Having carpeted flooring, central heating radiator, window to front aspect and access to the en suite shower room.

### En-suite

Having contemporary tiled flooring, W/C, window to rear aspect, heated towel rail and shower unit.

### Bedroom Two

Currently used as a dressing room but the vendor is happy to remove all wardrobe space to revert to a bedroom if the purchaser would prefer: the room benefits from carpeted flooring, central heating radiator and window to front aspect.

### Bedroom Three

Having carpeted flooring, window to front aspect, central heating radiator and double door access through to bedroom four.

### Bedroom Four

Having carpeted flooring, central heating radiator, window to rear aspect and Jack and Jill access to family bathroom.

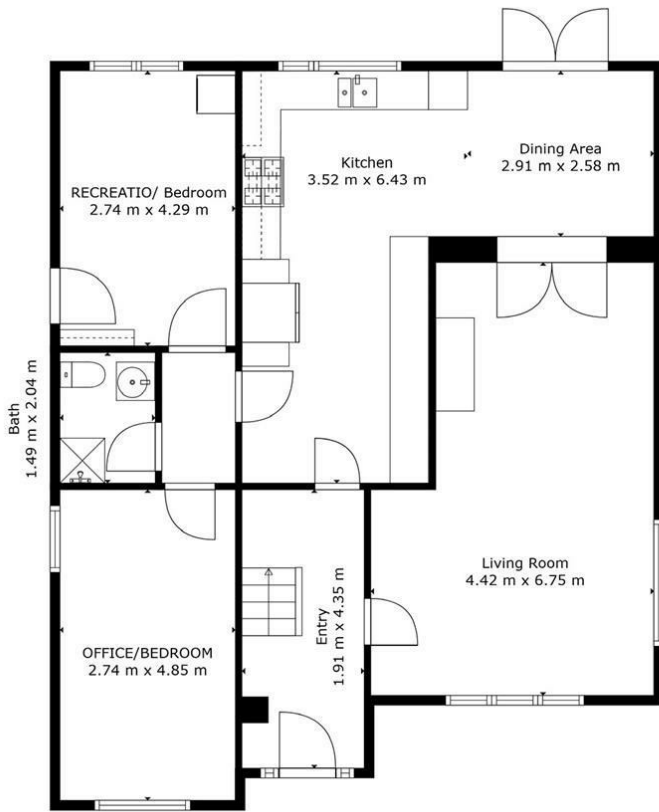
### Family Bathroom

Having tiled flooring, window to rear aspect, heated towel rail, bath with shower over, W/C and contemporary hand basin unit.

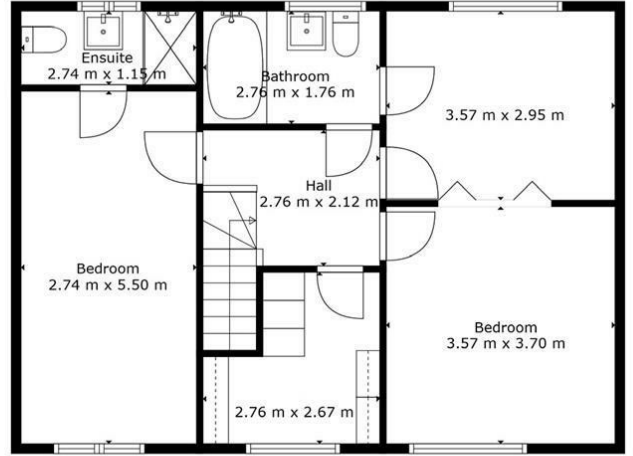
### Rear

A private enclosed rear garden having covered patio seating area, retractable electric operated canopy, shed with power and lighting and lawn. There is also gated access around the side aspect of the property.

# Floor Plan



Floor 1



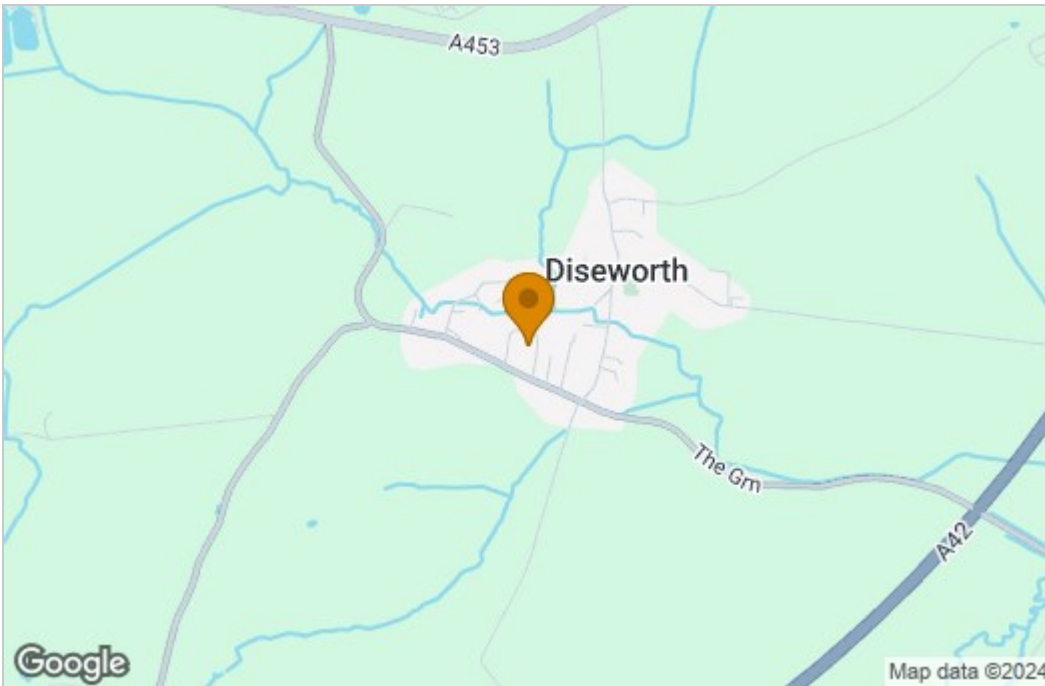
Floor 2



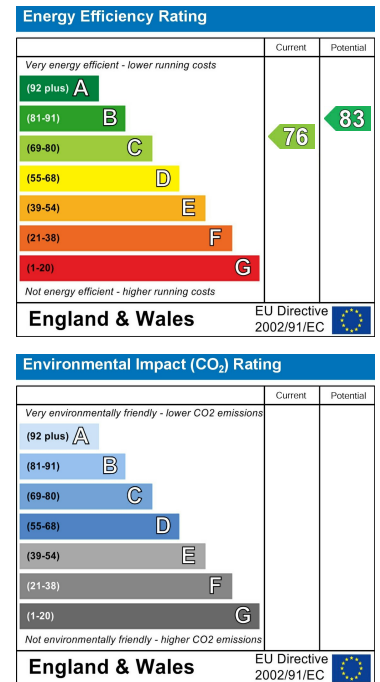
**TOTAL: 160 m<sup>2</sup>**  
 FLOOR 1: 97 m<sup>2</sup>, FLOOR 2: 63 m<sup>2</sup>

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.