



## 4 Old Farm Close

Diseworth, Derby, DE74 2AX

Offers Over £400,000





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## Entrance

Composit front door leading into entrance hallway and stairs leading to first floor. A handy under stair storage cupboard, underfloor heating and tiled flooring

## Living Room

Window to front elevation, T.V Point, underfloor heating, wooden flooring

## Downstairs W.C.

Low level W.C., hand basin, underfloor heating, tiled flooring

## Kitchen Diner

Having a bi-fold door and separate door leading out to the rear garden, integrated dishwasher, Beko oven, Beko four ringed gas hob, overhead extractor fan, Worcester combi boiler, range of high and low level cupboards offering plenty of storage, underfloor heating, tiled flooring.

## Utility Room

With plumbing for a washing machine and space for a tumble dryer, cupboards, stainless steel sink with mixer tap, underfloor heating, tiled flooring.

## Stairs Leading To First Floor

With a large window to rear elevation allowing lots of natural lighting, carpeted flooring

## Bedroom Four

Window to rear, radiator, carpeted flooring

## Bedroom Three

Window to front, radiator, carpeted flooring

## Family Bathroom

Three piece suite comprising; Low level W.C., pedestal hand basin, bath with overhead shower, heated towel rail, frosted window to front, half tiled walls, tiled flooring

## Bedroom Two

Full length window to front, radiator, carpeted flooring

## Bedroom One

Window to rear, door leading to balcony, radiator, carpeted flooring.

## En-suite

Shower with tiled enclosure, low level W.C., hand basin, heated towel rail, half tiled walls, tiled flooring

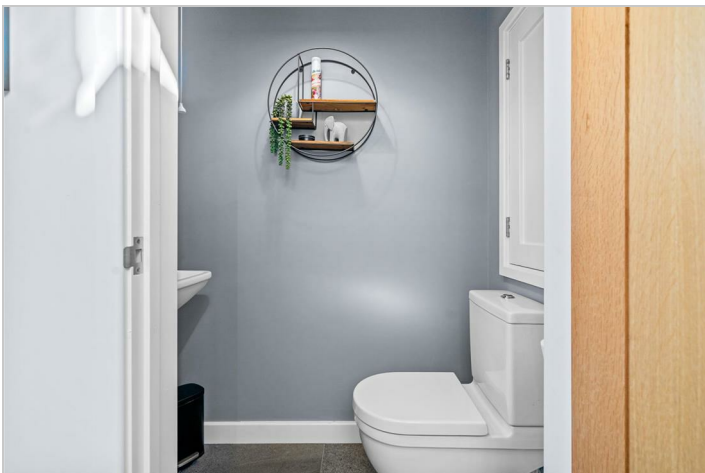
## Garden

Paved patio area, laid lawn to rear

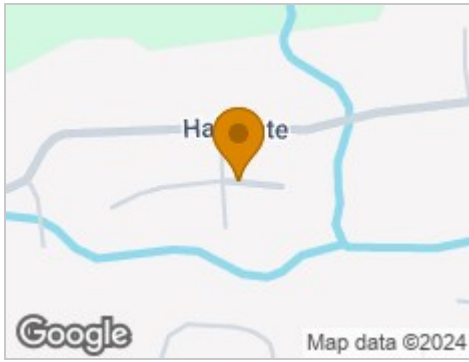
## MONEY LAUNDERING REGULATIONS -

1. 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 will be 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 as approximate measurements.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Marble Property Services has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6. Marble Property Services has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



## Road Map



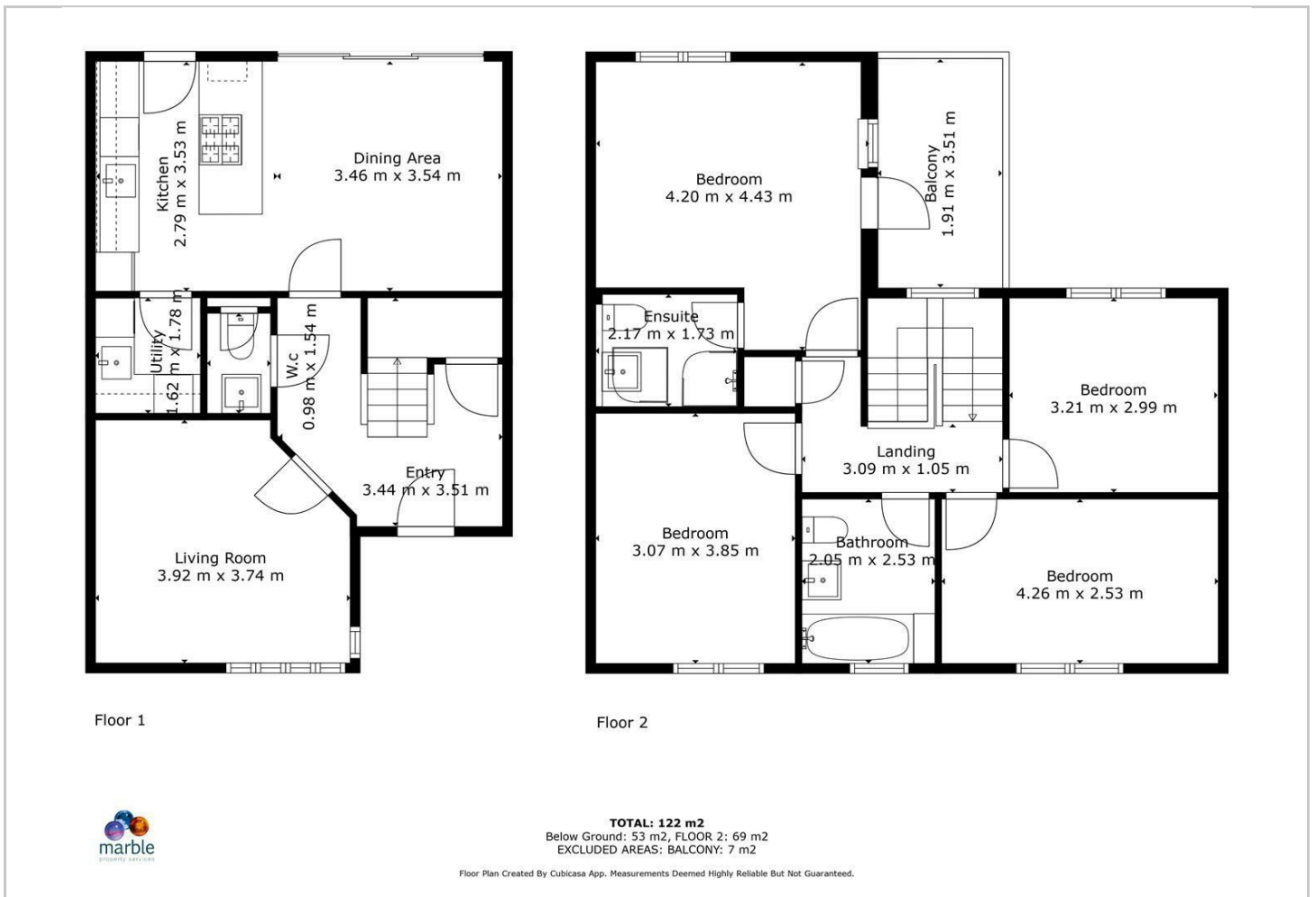
## Hybrid Map



## Terrain Map



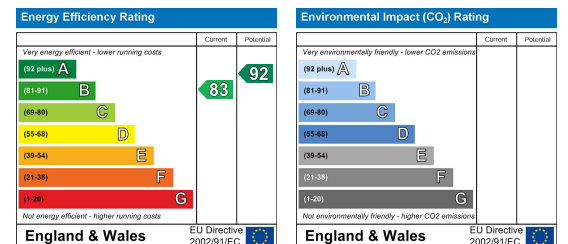
## Floor Plan



## Viewing

Please contact our Marble Property Services Office on 01332 811333 if you wish to arrange a viewing appointment for this property or require further information.

## 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.