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SALES & LETTINGS

The Green, Diseworth, Derbyshire, DE74 2QN

Asking Price £575,000



https://www.abodemidlands.co.uk/







**** FIVE BEDROOM DETACHED FAMILY HOME SET IN BEAUTIFUL GARDENS ADJACENT TO BEAUTIFUL COUNTRYSIDE **** POTENTIAL ATTACHED ANNEX ****

An excellent opportunity to acquire this extended detached residence, offering generous and flexible accommodation with outstanding potential. Situated in the highly sought-after village of Diseworth, this versatile home provides well-proportioned living space ideal for a range of buyers.

The property welcomes you with an inviting entrance hall leading to a comfortable lounge featuring a charming log burner. A bright garden room which overlooks the front garden. creating an ideal space for relaxation. The fitted breakfast kitchen is complemented by a spacious utility room. The ground floor further benefits from two bedrooms, a family room or study, and a bathroom, offering adaptable living arrangements.

The main staircase rises to the first floor, where there are two additional bedrooms, both enjoying en suite shower rooms. A newly completed annexe, accessed from the lounge, provides superb additional accommodation. It features a generous living area and a further versatile room suitable for use as a kitchen or study. To the first floor, the annexe offers a principal bedroom with en suite shower room, making it ideal for multi-generational living or guest accommodation.

Externally, the property boasts ample off-road parking, a garage, and well-maintained gardens laid to lawn with mature shrubs and seating areas. Additional benefits include a workshop, a covered store/drying area or log store, and an external store built into the property, offering potential for conversion into an outside WC or en suite (subject to necessary consents).

An internal viewing is highly recommended to fully appreciate the space, flexibility, and unique opportunity this impressive home in Diseworth has to offer. NO UPWARD CHAIN

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HALL
Entrance door into the hallway with stairs to the first floor, oak panelled walls, radiator and doors to -

LOUNGE
Feature fire place with beam mantle and a log burner, beamed ceiling, radiator, door to the annex and bifold doors to the garden room.

GARDEN ROOM
Double glazed windows and bifold doors onto the garden, sky light windows.

BREAKFAST KITCHEN
Solid wood fitted wall mounted, base and drawer units with granite work surfaces and matching dining table. Sink and drainer unit with mixer tap, space for a range style cooker, fitted extractor hood, fitted microwave and fridge, two upvc double glazed windows and a door to the utility room and study.

UTILITY ROOM
Fitted cupboards, drawers, work surfaces and a sink and drainer unit. Plumbing and space for a washing machine and space for a tumble dryer. Upvc double lazed windows and doors to the front and rear elevations.

STUDY/FAMILY ROOM
Upvc double glazed window and a radiator.

BEDROOM
Beamed ceiling, radiator and a upvc double glazed window.

BEDROOM
Upvc double glazed window and a radiator.

BATHROOM
Panel enclosed bath, wash hand basin, low flush wc, upvc double glazed window and a ladder style radiator.

ANNEX
New extension offering flexible use.

RECEPTION ROOM
Upvc double glazed windows.

ROOM
This could be made into a kitchen or office. Upvc double glazed window.

INNER HALL
Stairs to the first floor.

BEDROOM
Upvc double glazed windows and a sky light window. Eaves storage cupboards.

EN SUITE
Panel enclosed bath, low flush wc, wash hand basin, upvc double glazed window.

FIRST FLOOR OF THE MAIN PROPERTY
Sky light window and eaves storage cupboards.

BEDROOM
built on cupboards and drawers, eaves storage, sky light window.

EN SUITE
Vanity sink unit with wash hand basin and storage cupboards, low flush wc, shower and sky light window.

BEDROOM
Cupboards and drawers, eaves storage cupboards and sky light window.



EN SUITE
Vanity sink unit with wash hand basin and storage cupboards, low flush wc, shower and sky light window.

OUTSIDE
Good size plot offering ample parking to the side and a garage. Gardens to the front rear of the property with access both side, lawns, seating areas, mature shrubs and plants. Play house, large shed/workshop, wood stores and an enclosed and covered lean to. There is also an outbuilding accessed from the rear garden that could be converted to an outside wc or altered to be accessed from the property.

















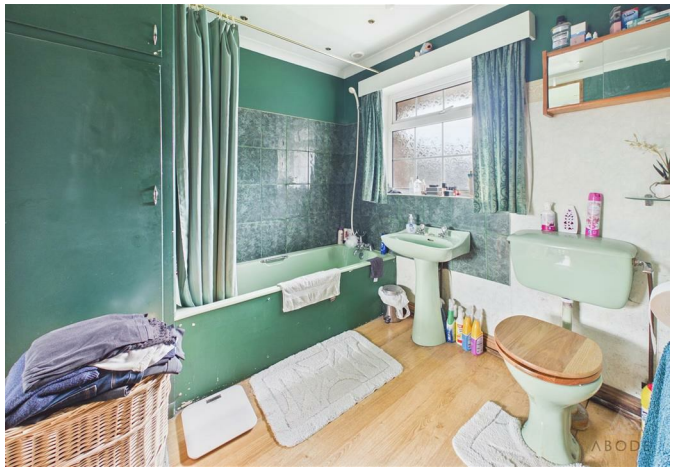



AML Disclaimer - Derby/Swadlincote Office

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended, Abode Midlands Ltd is legally required to undertake appropriate anti-money laundering checks as part of the property buying and selling process.
All prospective purchasers proceeding with a property transaction will be required to complete appropriate identity verification and provide satisfactory information regarding their purchasing arrangements and source of funds. Where applicable, additional checks may be required for individuals providing gifted deposits, third-party contributors, company purchasers and beneficial owners.

These checks may be requested during the offer process.

AML Compliance Fee: Abode Midlands Ltd charge a non-refundable fee of £30.00 inclusive of VAT per individual requiring identity verification. This applies to each purchaser and, where additional individual verification is necessary, any person providing gifted funds or otherwise contributing to the purchase.

The fee is payable in advance of the verification service commencing and covers the administration and processing of the relevant checks.
Verification is undertaken with the assistance of our appointed compliance provider, Thirdfort. These checks are undertaken for identity verification and anti-money laundering purposes and do not constitute an application for credit.

Additional documentation and enhanced due diligence may be required depending on the circumstances of the transaction, including the purchaser's financial arrangements and the origin of funds.

Abode Midlands Ltd will ordinarily require satisfactory completion of its due diligence procedures before issuing a Memorandum of Sale and formally progressing the transaction.

Where Abode Midlands Ltd is unable to complete legally required due diligence, we may be unable to proceed with the transaction.

PIF Disclaimer - Derby/Swadlincote Office

Property Particulars

These particulars have been prepared by Abode (Midlands) Limited in good faith, using information verified by the seller, property inspections and relevant third-party sources. Reasonable steps have been taken to ensure accuracy and disclose material information, although certain details may not have been independently verified and may be subject to change.

Measurements and Floor Plans

All measurements and floor areas are approximate. Floor plans are for illustrative purposes, may not be to scale and should not be relied upon for precise measurements.

Photographs and Illustrations

Photographs show the property's appearance at the time taken. Furniture and appliances shown may not be included. A.I. created images and digitally altered photographs are illustrative, with material alterations identified where appropriate.

Services and Installations

Unless stated otherwise, Abode has not tested any services, installations or appliances. Purchasers should obtain appropriate professional inspections where required.

Tenure and Legal Matters

Information concerning tenure, boundaries, rights of way, covenants, planning and building regulations is based on available information. Purchasers should ask their solicitor to verify these matters before entering into a binding contract.

Fixtures and Fittings

Only fixtures, fittings and contents expressly agreed as part of the sale are included.

General

Please contact Abode for clarification of any information important to your purchase. These particulars do not form part of a contract. Nothing in this disclaimer excludes any liability or consumer rights that cannot lawfully be excluded.

Service Charges and Management Fees

Modern and new-build properties may be subject to service charges or estate management fees. Purchasers should confirm details with their solicitor.


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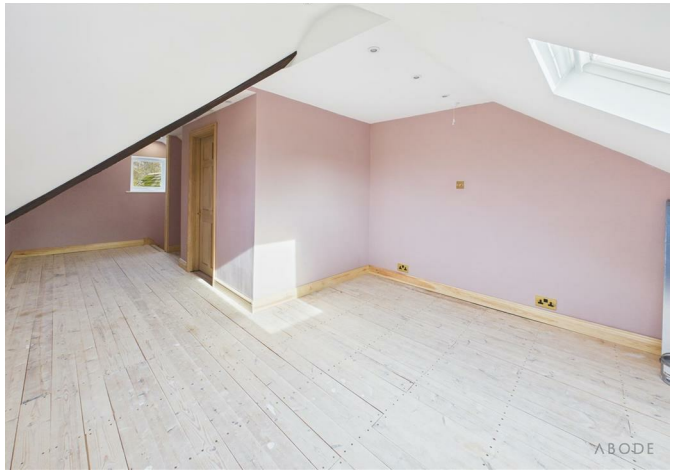
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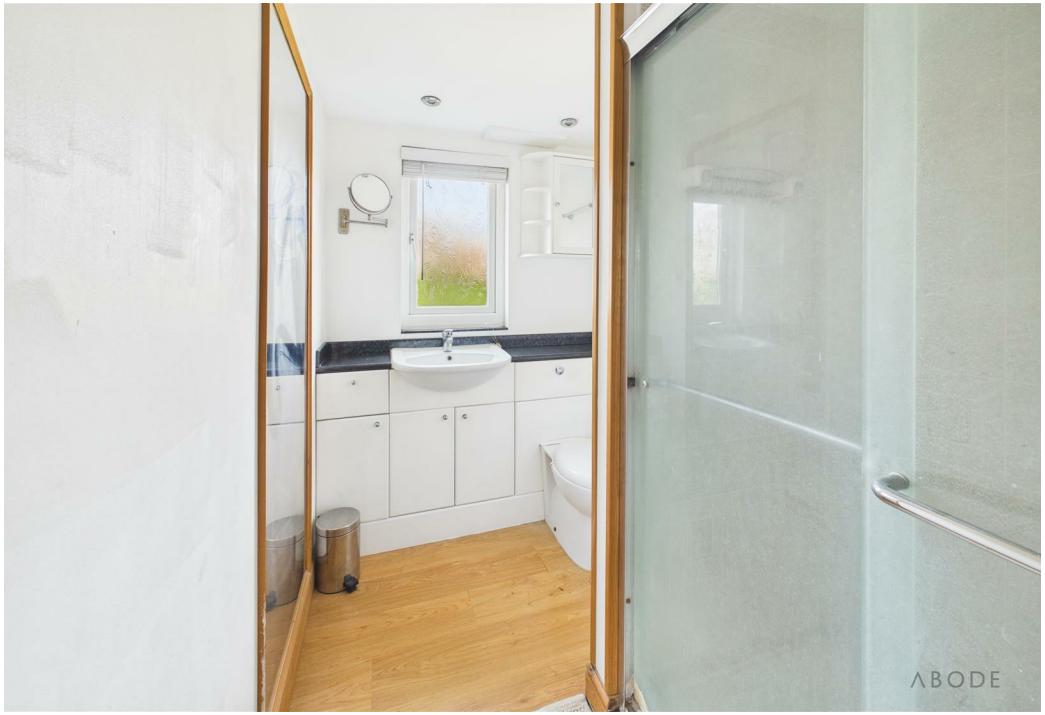
















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Floor 0

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Approximate total area(1)

144.1 m²

1552 ft²

Reduced headroom

1 m²

10 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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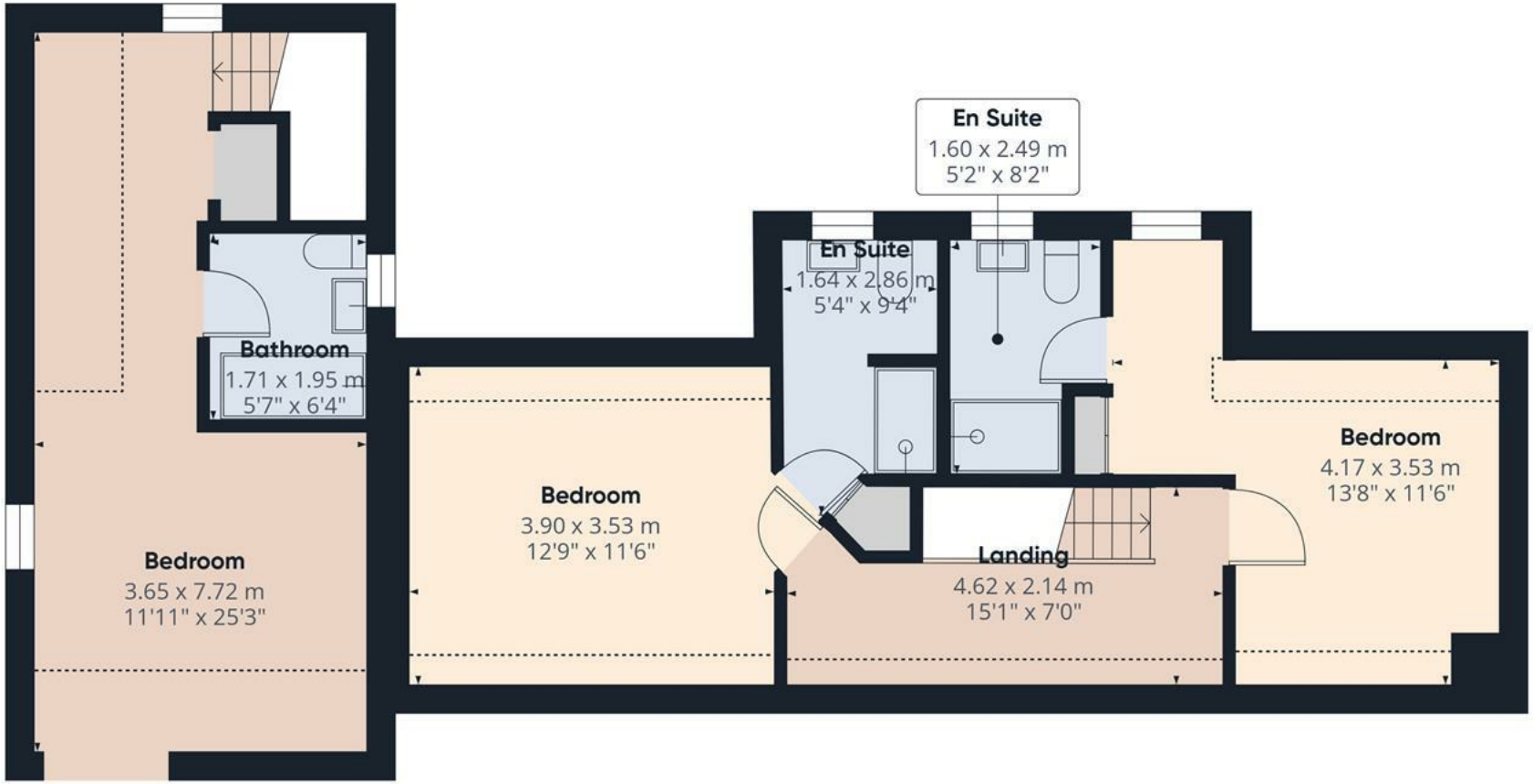

N E W S

Floor 1

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Approximate total area(1)

66.4 m²

716 ft²

Reduced headroom

11.8 m²

127 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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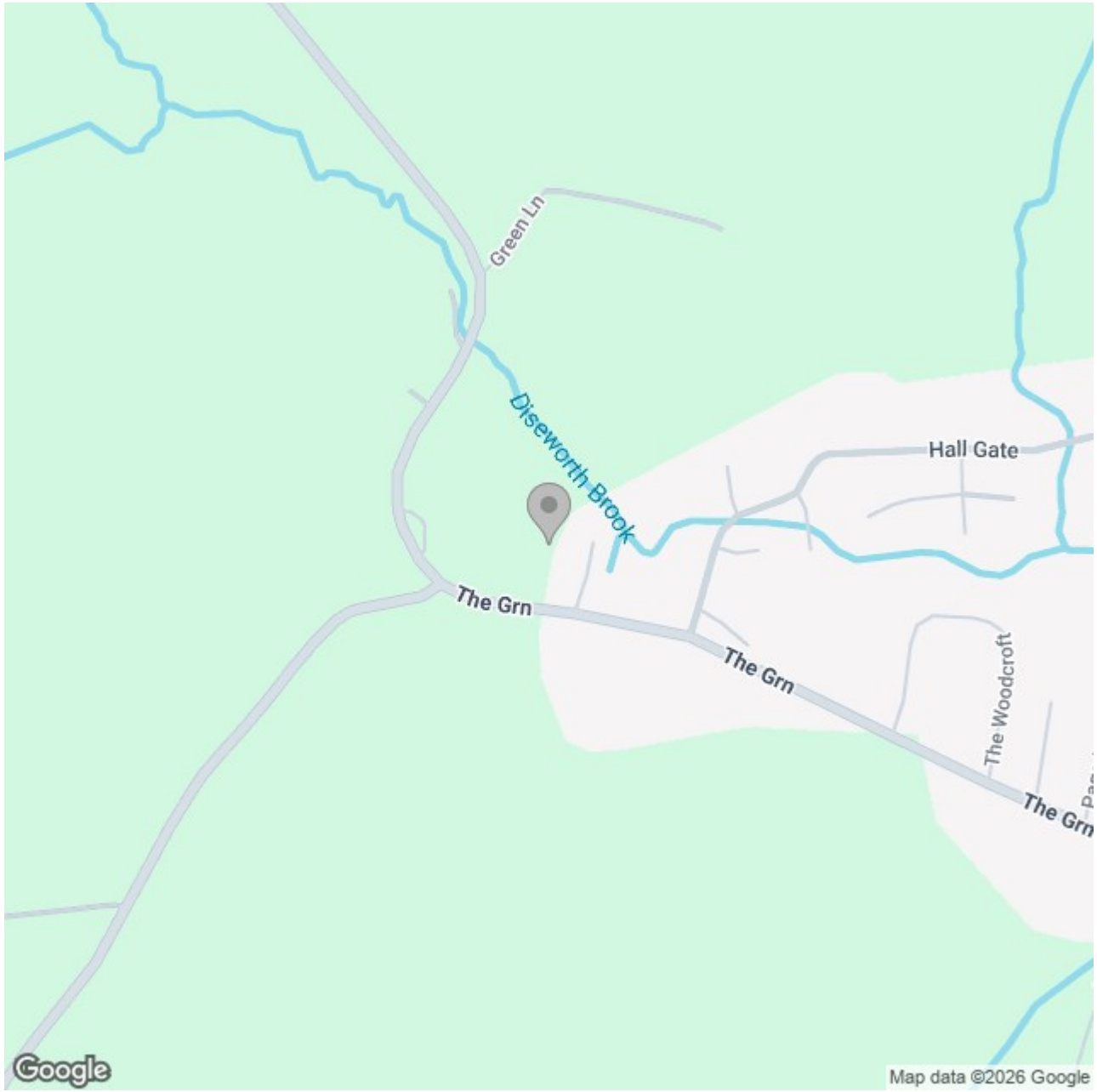

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