



Digitally Altered



7 The Woodcroft, Derby, DE74 2QT

Offers Over £250,000

A versatile two/three-bedroom detached bungalow set in the heart of Diseworth, with generous accommodation, attractive mature gardens and an impressive tandem garage.

Built in 1968, this well-maintained property occupies a lovely spot in this popular village. Offering flexible living space to suit a range of buyers, with an entrance hall, spacious lounge, fitted kitchen, two or three bedrooms and a well-appointed bathroom.

Outside, the gardens are a real highlight — mature and attractively landscaped — alongside ample off-road parking and a substantial detached tandem garage, ideal for secure parking, a workshop, or extra storage. Gas-fired central heating completes the property.

With plenty of scope to put your own stamp on it, this is a genuine opportunity to secure a detached bungalow in one of the area's most sought-after villages.

The Property & Village



A mature 1968-built detached bungalow in this sought-after village location, offering great potential. The accommodation comprises entrance hall, lounge, kitchen, three bedrooms and bathroom, with attractively presented gardens, driveway parking and a detached tandem garage. Gas-fired central heating.

Diseworth is a quintessential village on the Derbyshire/Leicestershire border, home to the popular local inn, The Plough (www.theploughdiseworth.com), and the well-regarded Diseworth C of E Primary School, known for its low pupil-to-teacher ratio. Commuters are well served too, with the M1, M42 and A50 all close by, along with East Midlands Airport and its Parkway railway station, offering a regular fast service to London St Pancras. The village also benefits from the 24-hour Skylink bus service, linking the airport with Derby, Leicester and Nottingham, while the market town of Castle Donington — with a good range of amenities — is just under four miles away.

Accommodation

Entrance Hall



Accessed via an opaque double-glazed entrance door, this welcoming space benefits from a useful built-in storage cupboard which houses a Glow-worm Hideaway central heating boiler.

Lounge 16'11" x 11'10" (5.16m x 3.61m)



A well-presented reception room, filled with natural light from double-glazed windows to the side and front elevations, with carpeted flooring throughout. Two central heating radiators keep the room warm, while a charming open fireplace, set within a decorative surround and hearth, forms a lovely focal point. The room provides access to the inner hallway.

Inner Hall

Carpeted flooring throughout, with access to the roof space, bedrooms, bathroom and kitchen. A central heating radiator provides warmth.

Kitchen 13'5" x 9'3" (4.09m x 2.82m)



Fitted with a range of wall-mounted and base units providing ample storage, complemented by wood-effect work surfaces and a tiled splashback with plug sockets. A single-drain chrome sink unit with mixer tap sits beneath a double-glazed window to the side, with plumbing for a washing machine and space for a fridge and freestanding cooker. The room also benefits from a built-in pantry cupboard and a double-glazed door opening to the side. Flooring is tiled-effect linoleum throughout.

Bedroom One 11'10" x 9'11" (3.61m x 3.02m)



With double-glazed window to the rear, central heating radiator and carpeted flooring and ample space for wardrobes.

Bedroom 2 / Dining Room 12'10" x 9'3" (3.91m x 2.82m)



Currently utilised as a dining room, this room includes double-glazed patio doors opening to the rear garden, a central heating radiator and carpeted flooring.

Bedroom 3 8'10" x 8'10" (2.69m x 2.69m)



With double glazed window to the side elevation, central heating radiator, fitted wardrobes and carpeted flooring.

Bathroom 5'6 x 9'4 (1.68m x 2.84m)



Created by converting a separate bathroom and WC into one combined room, this space now features full-height tiling and a white suite comprising a pedestal wash hand basin, WC and a walk-in shower enclosure housing the MX Inspiration electric shower. There's also a full-height storage cupboard, a central heating radiator, two opaque double-glazed windows to the side, and carpet flooring.

Outside



Gardens & Garage 32'09 x 9'0" (9.98m x 2.74m)



The property is set back from the road behind a neatly planted fore garden with driveway providing off road parking and leading through to the tandem garage. To the rear lies a private enclosed rear garden with sitting area and well maintained lawns. The rear elevation of the property houses a decorative awning. External security lighting to front and rear.

Disclaimer

Property Particulars

These particulars are provided in good faith for general guidance purposes only and do not constitute part of an offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, no warranty or representation is given as to its correctness. All prospective purchasers should independently verify the information to their satisfaction.

Measurements and Floorplans

All stated room dimensions, floor areas and floorplans are approximate and are intended for illustrative purposes only. They should not be relied upon for the purchase of furnishings, appliances, or fixtures. Due to the limitations of the process our measurements do not include the insides of wardrobes and cupboards. This may produce discrepancies on internal square feet or metres of a home especially when compared to EPC measurements. Prospective buyers are advised to undertake their own measurements where accuracy is required.

Legal and Financial Information

Information relating to tenure, lease details, service charges, ground rent, council tax, planning permissions, building regulations, or other legal matters should be confirmed by your solicitor or

licensed conveyancer prior to exchange of contracts. Buyers are responsible for satisfying themselves on all material matters.

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In accordance with the requirements of the Money Laundering Regulations, we are legally obliged to verify the identity of all buyers and sellers, plus their address and obtain satisfactory proof of funds before a transaction can proceed.

Redress Scheme

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Client Money Protection (CMP)

We are members of an approved Client Money Protection scheme, TDS, ensuring that client funds are protected in accordance with current legislation.

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With your permission we may obtain quotes from third parties in order to help the sales process. By law 'The Agent' must tell the client if 'The Agent' or any connected person intends to earn any commission from offering the client or a buyer other services. If 'The Agent' or any connected person earns money from any of these services 'The Agent' or connected person would keep the commission. The following services may be offered by 'The Agent' or connected persons; EPC provision, lettings inventory services, financial services, survey services and conveyancing.

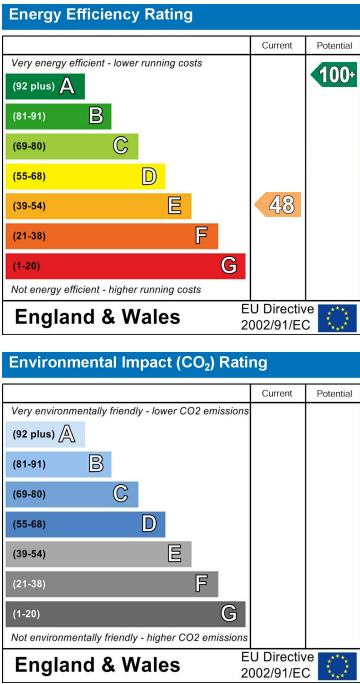
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.