

Clements Gate

Diseworth, Derby, DE74 2QE

John
German






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£850,000

NO CHAIN

A photograph of a modern, single-story house with a large, paved patio area. The house features a grey roof, white walls, and large glass doors leading to a bright interior. The patio is furnished with a round table and chairs, and a large umbrella. The garden is landscaped with various plants and a decorative spherical sculpture. The sky is blue with some clouds.

A truly special four/five bed, four bath home, beautifully extended and refurbished to an outstanding standard. This rare property combines luxurious finishes, bespoke interiors and superb family living with a stunning living open-plan dining kitchen, sitting room, study/bed five, dining room, landscaped gardens, and double garage.

A truly exceptional and rarely available four/five bedroom detached family home, positioned within a peaceful private courtyard setting shared with just two similar properties. Situated along a quiet village lane where it is not uncommon to hear the gentle clip-clop of passing horses, this beautifully appointed residence offers a superb blend of character, quality and contemporary family living. Thoughtfully extended and comprehensively refurbished, this impressive home has been finished to an exceptional standard throughout, creating a versatile and stylish living environment. Natural materials feature beautifully, with oak and travertine flooring, underfloor heating to the ground floor, bespoke joinery, oak internal doors and a wealth of high-quality finishes creating a warm and luxurious feel.

Approached via an attractive blockpaved driveway providing extensive parking and access to the double garage, the property is framed by a stunning bespoke oak entrance porch. The entrance lobby immediately sets the tone, with a feature full-height wall, travertine flooring underfoot and a contemporary Neville Johnson oak and glazed staircase leading to the first floor. The accommodation is arranged to provide both impressive entertaining space and practical family living.

The formal dining room, currently used as a sophisticated reception space, features beautiful mellow oak flooring and French doors opening to the front courtyard. This versatile room could easily become a second sitting room or, alongside the adjoining study and utility room, offers excellent potential for multi-generational living or a self-contained area.

The utility/boot room has been thoughtfully designed with everyday family life in mind, featuring an extensive range of contemporary high-gloss fitted units, complementary work surfaces and inset sink with mixer tap. There is space for washing and drying appliances, useful under-counter space ideal for dog beds, and a superb double-width fully tiled shower enclosure with electric shower - perfect for muddy paws after countryside walks. A stable door provides access to the utility room leading outside, with convenient access into the main living accommodation.

The true centrepiece of the home is the stunning L-shaped open-plan living, dining and family kitchen space. This impressive extension creates a wonderful social hub, flooded with natural light from the feature glass lantern roof and full-width glazed sliding doors which frame views across the garden and allow a seamless transition between inside and outside living. The bespoke handcrafted Harvey Jones shaker-style kitchen is fitted with an extensive range of cabinetry, combining timeless design with high-quality modern appliances. A comprehensive range of eye and base-level cabinetry is complemented by granite work surfaces, matching upstands and a stylish Rangemaster fan assisted double oven with double-width extractor hood and Fired Earth tiled splashback. The kitchen is further enhanced by a Bosch American-style fridge freezer set within a bespoke recess (included within the sale), flanked by two large pull-out pantry cupboards, integrated dishwasher, additional electric fan-assisted oven incorporating a microwave oven, and coffee machine. A central island provides further storage, incorporates a wine cooler and creates a sociable breakfast seating area. Slimline feature lighting adds to the contemporary feel, while the continuation of cabinetry beneath the windows provides additional storage and workspace while the travertine flooring with underfloor heating continues throughout this exceptional living space into the main living area. Designed for modern entertaining, the room comfortably accommodates a large dining table and family seating area, with the glazed picture doors opening fully during the warmer months to create the perfect setting for alfresco gatherings.

A further highlight is the sitting room, decorated in rich, warm tones creating a cosy and inviting retreat. Featuring a log-burning stove, this is a room designed for relaxation and conversation - a peaceful space away from the main living area.

To the first floor, an oak and glass galleried landing leads to the impressive principal bedroom suite, complete with bespoke Neville Johnson fitted furniture, generous dressing room and luxury en-suite shower room complimented by Villeroy & Boch units. There is a further bedroom with en-suite facilities, once again complete with Villeroy & Boch fitted furniture, plus two additional double bedrooms.

A superb family bathroom, creating a luxurious spa-like retreat, is finished with quality fittings from Villeroy & Boch and Hansgrohe. The beautifully appointed room features a spacious walk-in double shower enclosure with glazed screen, rainfall shower system, tiled surround, and dedicated storage alcoves for toiletries. Twin ceramic sinks are set within a stylish vanity unit with integrated storage and chrome mixer taps, complemented by a demisting illuminated mirror. A contemporary freestanding bath with side-mounted rainfall tap provides the perfect place to relax, while two Velux rooflights flood the room with natural light. Further features include fully tiled walls and flooring, extractor ventilation, and a wall-mounted chrome heated towel rail.

Externally, the property continues to impress. The private south-facing rear garden has been beautifully landscaped with a large stone paved terrace with views of the village church spire, there is garden lighting, long shaped lawns and mature planted borders filled with established trees and shrubs. At the bottom of the garden, is a lower seating area with an oak framed Dunster open summerhouse provides a further place to relax while enjoying views back towards the house, creating a wonderful outdoor extension of the living accommodation.

The property benefits from an impressive integral double garage, accessed via high-quality Hormann electric remote-controlled garage doors, finished to complement the property's windows. The garage provides excellent practical space with light, power, and sensor-controlled stainless steel external downlights enhancing the frontage. A dedicated plant room is incorporated within the garage and houses the pressurised hot water cylinder and floor-standing Worcester Bosch boiler providing domestic hot water and central heating. The area also benefits from plumbing and space for a washing machine and stacked tumble dryer, together with a half-glazed door providing convenient side access.

Properties of this calibre, quality of finish and thoughtful design are a genuine rarity and this exceptional home offers a lifestyle opportunity rarely found within the market.

Agents note: This property is situated off a private drive.

It is quite common for some properties to have a Ring doorbell and internal recording devices.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Standard

Parking: Driveway and garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: North West Leicestershire District Council / Tax Band F

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA19062026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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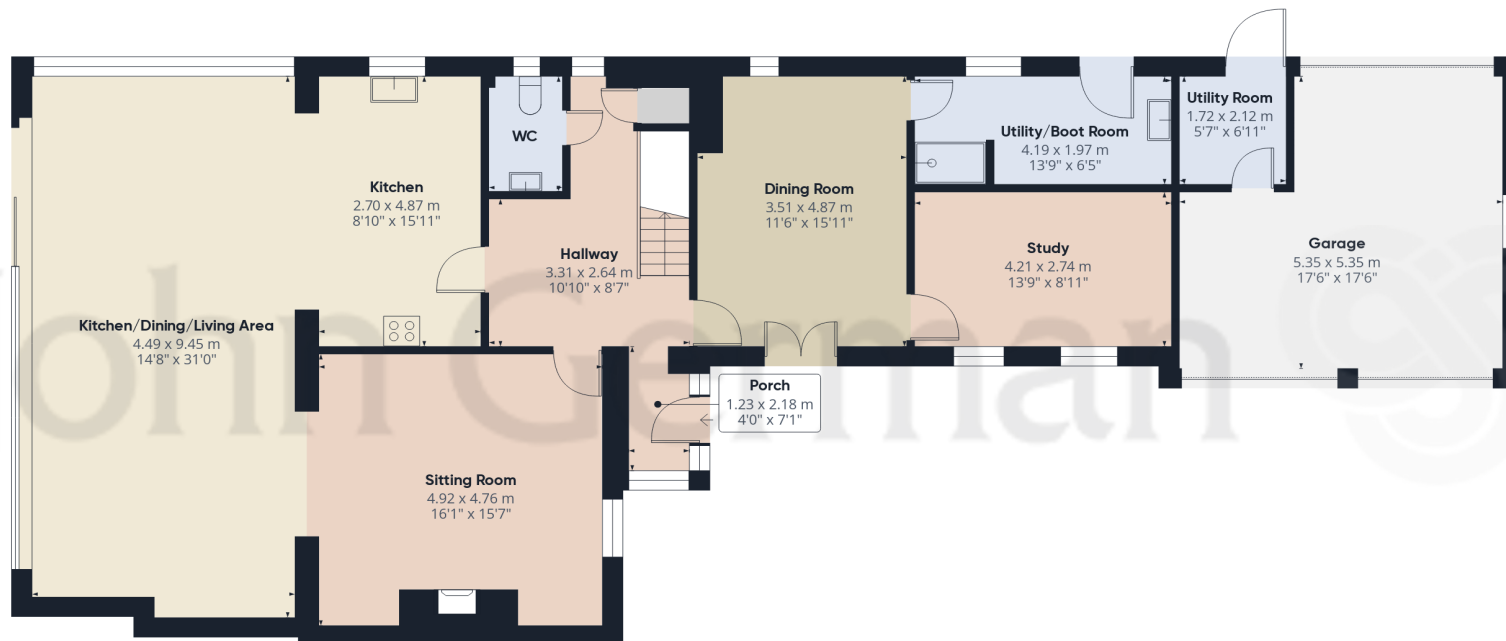












Ground Floor

Approximate total area⁽¹⁾

269 m²
2896 ft²

Reduced headroom

1.1 m²
12 ft²



Floor 1

(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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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

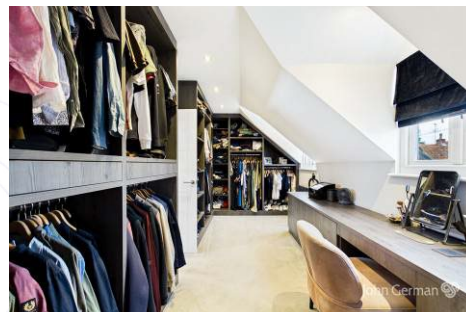
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Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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