



93 Bosworth Road, Derby, DE74 2JN

£425,000

Tucked away just off Park Lane on Bosworth Road in the ever-popular village of Castle Donington, this substantial and rarely available home presents an exceptional opportunity for growing families. Properties of this size and setting seldom come to market, occupying a generous and private plot with an impressive footprint, ample off-street parking, garage, and exciting scope to create an outstanding long-term family residence.

The accommodation is both versatile and spacious, offering three well-proportioned reception rooms ideal for modern family living, whether that be formal entertaining, a dedicated playroom, or a home office. At the heart of the home is a contemporary, fitted kitchen providing excellent storage and workspace, complemented by a separate utility room for added convenience. The layout flows beautifully, creating a practical yet welcoming environment.

Upstairs, the property continues to impress with four generous bedrooms, perfectly suited to family life. Washroom facilities are thoughtfully arranged across both levels of the property, enhancing day-to-day functionality and flexibility for busy households.

Externally, the property enjoys a spacious and private plot, offering plenty of outdoor space with potential for landscaping or future extension (subject to relevant permissions). With off-street parking and such a substantial overall footprint, this home provides the perfect foundation to further modernise or personalise to individual taste.

A property of this calibre, location, and potential must be viewed to be fully appreciated. Viewings are available now.

Entrance Hall

With open tread staircase rising to the first floor, central heating radiator, oak flooring.

Lounge



With double glazed window to the front elevation, central heating radiator, feature fireplace with marble inset and Oak base, mantel surround and incorporating a living flame gas fire. Complete with navy blue carpet.

Dining Room



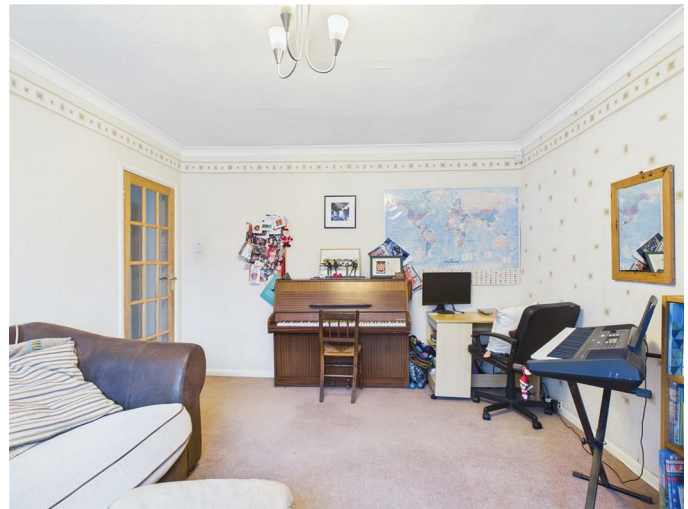
With wood flooring, double glazed patio doors opening to the rear, central heating radiator and coving to ceiling.

Kitchen



With units at eye and base level providing work surface, storage and appliance space. One and a quarter bowl stainless steel sink unit, four ring hob and electric oven. Double glazed window to the rear elevation, complete with underfloor heating.

Snug



With double glazed window to the front elevation. Central heating radiator.

Downstairs Bathroom



With double glazed frosted window to the rear elevation, tiled flooring and a bathroom suite

comprising shower cubicle, wash hand basin and w.c, complete with underfloor heating.

Utility Room



With central heating boiler, single drainer sink unit with mixer tap over, part tiling to walls. Plumbing for washing machine and vent for dryer.

Store/Workshop

Upstairs Landing



Master Bedroom



With double glazed window to the front elevation, central heating radiator, in built wardrobe.

Bedroom Two



With double glazed window to the side elevation, central heating radiator, in built wardrobe with mirrored frontage.

Bedroom Three



With double glazed window to the side elevation, central heating radiator, in built wardrobe with access to the roof space.

Bedroom Four

With double glazed window to the rear elevation, central heating radiator.

Family Bathroom



Comprising a stand alone bath, wash hand basin and w.c. Walk in shower cubicle. Opaque double glazed window to the rear elevation, heated towel rail and tiled walls.

Garage & Garden



The property is afforded a good degree of privacy from the road behind a mature hedge frontage. Block paved driveway providing hardstanding and leading through to the ATTACHED GARAGE 18' 6" x 14' 6" with electric up and over door. To the rear of the property is a most pleasant patio garden and to the side an enclosed lawned area.

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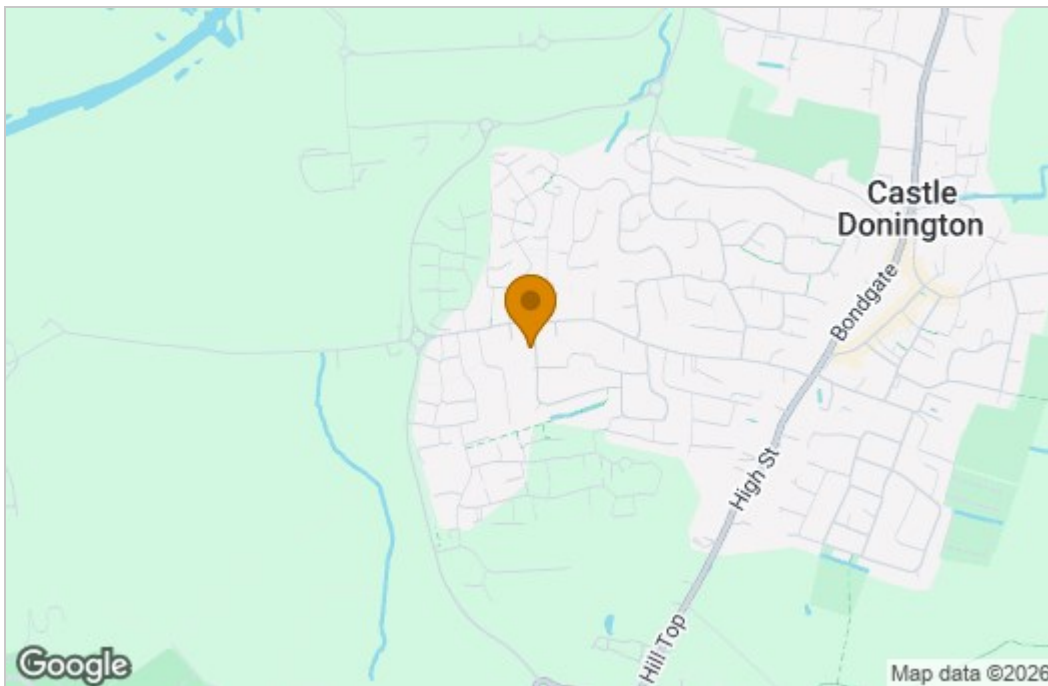
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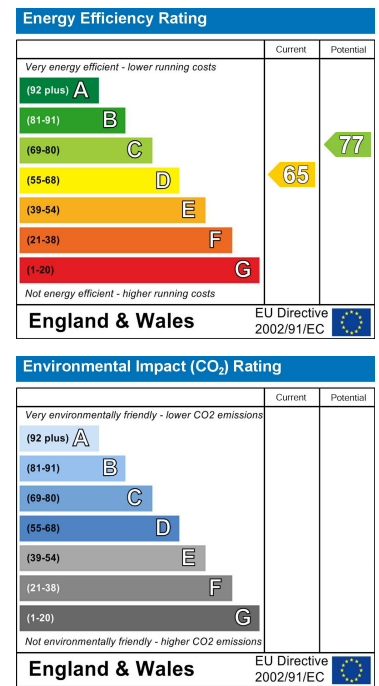
Floor Plan



Area Map



Energy Efficiency Graph



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