



## **1 Avocet Close, Derby, DE74 2BG**

**Asking Price £695,000**

Nestled in the charming village of Diseworth, Avocet Close presents an impressive high specification home that is perfect for modern family living. This remarkable home boasts six spacious bedrooms and four well-appointed bathrooms, along with a convenient guest cloakroom.

Upon entering, you will be amazed at the exceptionally high specification throughout, the property showcases a stunning 32ft open plan living kitchen that serves as the heart of the home. This inviting space is ideal for both entertaining and everyday family life, complemented by two additional reception rooms that offer versatility for relaxation or work. The property is designed to take full advantage of its picturesque surroundings, with beautiful countryside views to the rear, providing a serene backdrop to your daily life. The private courtyard location enhances the appeal, making it a tranquil retreat in a sought-after village setting.

This home is not just a place to live; it is a lifestyle choice that combines comfort, elegance, and the beauty of rural living. Avocet Close is a rare find that promises to meet the needs of modern families while offering a peaceful village atmosphere. Don't miss the opportunity to make this exceptional property your new home.



### Front Aspect

A landscaped front garden with a pathway leading to both the front porch and side access. Ample off-road parking is available at the front, with additional private parking through large timber gates that open onto a covered carport and detached garage.

### Entrance Hallway 12'11" x 11'5" (3.95m x 3.49m)

Entrance via a composite door, gas central heating radiator, under stairs store cupboard, oak double door storage cupboard, Karndeen wood effect flooring.

### Lounge 14'10" x 11'10" (4.54m x 3.61m)

With a window to the front elevation, gas central heating radiator, luxury carpeted flooring

### Guest cloakroom

With a frosted window to the front elevation, gas central heating radiator, W/C, hand wash basin, Karndeen wood effect flooring

### Office / Study 8'11" x 6'3" (2.73m x 1.93m)

With a window to the front elevation, gas central heating radiator, luxury carpeted flooring

### Living Kitchen 12'4" x 34'1" (3.76m x 10.4m)

With a window to the rear elevation and two french doors leading to the rear garden, two gas central heating radiators, a range of base, wall and tall units, with upgraded internals, Silstone worktops and up stands. Inset ceramic sink with copper swan neck mixer tap. Double 'Range' multi fuelled cooker with 5 ring gas hob, with stainless steel backsplash and chimney hood over. Fitted wine cooler and integrated tall fridge / freezer. With feature plinth lighting, three elegant glazed pendant lights over the kitchen island and inset spotlights throughout. Karndeen flooring.

### Utility 6'7" x 6'3" (2.02m x 1.92m)

With a composite door leading to the car port, gas central heating radiator, integrated dishwasher, Silstone worktop and up-stands, stainless steel sink and drainer with chrome swan neck mixer tap over.

### Stairs Rising To First Floor

With a window to the front elevation, open galleried landing, oak and glass balustrade, cream luxury carpet., two storage cupboards, one housing the water tank and the other housing the boiler.

### Bedroom Six - Laundry / Dressing Room 9'8" x 9'2" (2.96m x 2.8m)

With a window to the rear elevation, gas central heating radiator, fitted bespoke wardrobes, double oak doors opens to a deep laundry cupboard with plumbing and space for washing machine and dryer,

with ample space for shelving and other storage. Cream carpet and radiator.

### Bedroom Two 19'7" x 10'2" (5.97m x 3.12m)

With two Velux windows, gas central radiator, luxury carpeted flooring, door leading to;

### En-suite 10'2" x 5'9" (3.12m x 1.76m)

With shower enclosure with mains fed mixer shower with Rain-head shower, chrome heated towel radiator, hand wash basin, low level WC, tiled flooring.

### Bedroom Three 12'9" x 10'5" (3.89m x 3.2m)

With a window to the front elevation, gas central heating radiator, luxury carpeted flooring, door leading to;

### En-suite

With shower enclosure, chrome mains fed shower with rain shower head, fully tiled shower enclosure with matching sink splash back, hand wash basin with chrome mixer tap, low level WC, chrome heated towel radiator and inset spotlights.

### Family Bathroom 9'2" x 7'5" (2.8m x 2.27m)

With a window to the rear elevation, heated chrome towel radiator, three piece suite comprising of; low level W/C, hand wash basin, double ended free standing bath.

### Bedroom Three 12'4" x 11'6" (3.76m x 3.52m)

With a window to the rear elevation, as central heating radiator, luxury carpeted flooring.

### Bedroom Four 13'10" x 8'3" (4.22m x 2.53m)

With a window to the front elevation, gas central heating radiator, luxury carpeted flooring.

### Stairs Rising To Second Floor

### Bedroom One 27'6" x 14'6" (8.4m x 4.42m)

With three Velux windows, under-eaves storage to both sides of the room, gas central heating radiator, luxury wood effect Karndeen flooring through-out Door leading to the dressing room/storage space and En-suite.

### En-suite

Luxury Karndeen flooring, glazed shower enclosure with mains fed shower, chrome heated towel radiator ,hand wash basin with mixer tap over. Low level WC and separate storage room with light and power.

### Dressing Room 7'3" x 5'6" (2.21m x 1.69m)

Separate dressing room/ storage space directly off the Master suite. With light and power.

### Rear Garden

With beautiful countryside views, the garden offers a patio and lawned area, pathway leads you to the block paved driveway, car port, detached garage and conversion with door access. There is light, power and water tap.

### 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.

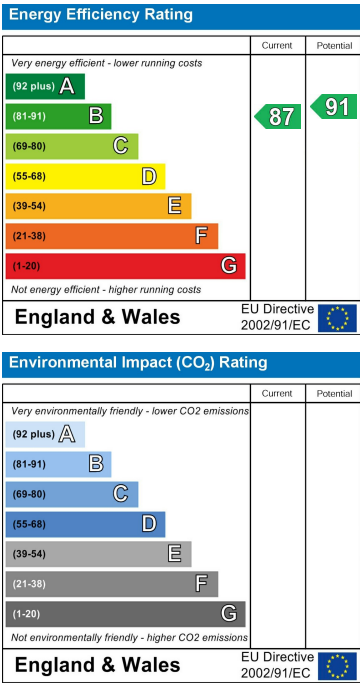
Floor Plan



Area Map



Energy Efficiency Graph



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