



3 Brookside, Derby, DE74 2RW

Offers In The Region Of £450,000

Located in the heart of the charming village of Diseworth, this delightful detached house in Brookside offers a perfect blend of comfort and style. With an impressive layout, the property boasts three spacious reception rooms, providing ample space for both relaxation and entertaining. The heart of the home is undoubtedly the inviting living areas, whilst the ultra modern and practical kitchen / utility / breakfast area is the true show stopper.

The residence features four well-proportioned bedrooms, ensuring that there is plenty of room for family members or guests. Additionally, the property includes two modern bathrooms, with plenty of storage, thoughtfully designed to cater to the needs of a busy household.

For those with vehicles, the property offers convenient parking for up to three vehicles, making it easy for residents and visitors alike. The garage however hides a secret. Its fully boarded loft which can be used for storage, or a games room. The surrounding area is known for its picturesque scenery and community spirit, making it an ideal location for families or anyone seeking a tranquil lifestyle.

THE HOME

Gas Central Heated with Hot Water Radiators to the majority of the home and underfloor heating to the kitchen and ensuite. UPvc Double Glazed Georgian Style Windows and solid wood doors with chrome handles throughout.

GROUND FLOOR

ENTRANCE HALL 9'3 x 8'0" (2.82m x 2.44m)



Entered via a modern composite security door. With further solid wood doors leading to Guest Cloakroom, Lounge and Kitchen.

GUEST CLOAKROOM / WC 5'9 x 3'2" (1.75m x 0.97m)



Including a two piece suite in white with storage under the sink. Fuse box

LOUNGE 20'11 x 11'10" max (6.38m x 3.61m max)



With bay window overlooking the front gardens, The focal point of the room is a feature stone fireplace with black granite hearth, housing a modern log burner. We are advised that both the fire and chimney have been regularly serviced. Doors to the Dining Room, Study and Kitchen.

DINING ROOM 15'11" x 8'4" (4.85m x 2.54m)



Located to the rear of the home overlooking the rear garden through sliding patio doors, this sits in an extension to the original home, containing two radiators, wall lights and a concealed serving hatch to the kitchen

STUDY / PLAYROOM / EXTRA BEDROOM 11'9" x 9'6"
(3.58m x 2.90m)



Very useful room overlooking rear elevation that can serve many functions but currently set out as a study. Laminate floor, radiator

KITCHEN 22'3" x 8'3" (6.78m x 2.51m)



Brilliantly engineered and fitted kitchen, benefitting from electric underfloor heating. Including a wide range of units at base and eye level too many to list but many with space saving drawers, racks and carousels, including built in recycle bins, pan drawers, utensil drawers, all on slow closures and featuring under cupboard lights. Includes underhung 'Blanco' sink; integrated oven, microwave, 5 burner induction hob and matching hood, plus dishwasher. Part of the room is set out as a utility and breakfast bar area containing plumbing and integration kit for washing machine and dryer. Door to side of the home.

FIRST FLOOR

LANDING

Including a loft hatch complete with integrated ladder leading to part boarded loft with lighting

MASTER BEDROOM 12'1" x 9'11" (3.68m x 3.02m)



Overlooking the front of the home. Contains stylish fitted wardrobes with an array of rails and drawers. Matching bedside tables and headboard.

ENSUITE 5'6" x 7'11" max (1.68m x 2.41m max)



Featuring a corner shower, WC with electric underfloor heating. Fitted sink unit with storage below and illuminated mirror above.

BEDROOM TWO 13'6 x 8'6" (4.11m x 2.59m)



Overlooking the rear garden.

BEDROOM THREE 10'0 x 7'7" (3.05m x 2.31m)



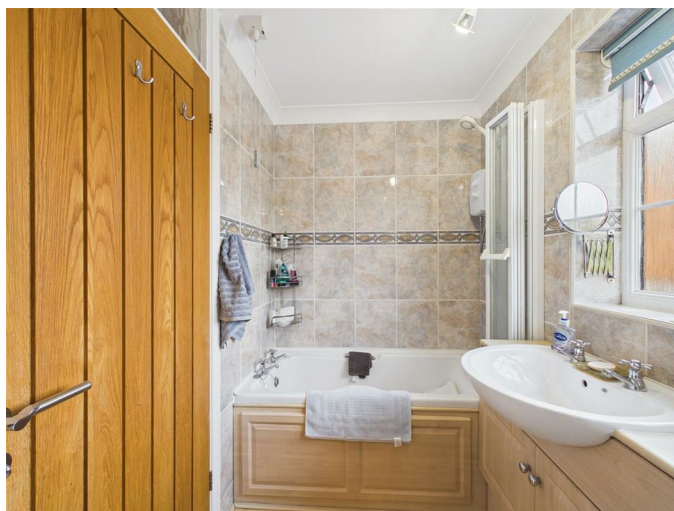
Overlooking the rear

BEDROOM FOUR 8'2x 7'5" (2.49mx 2.26m)



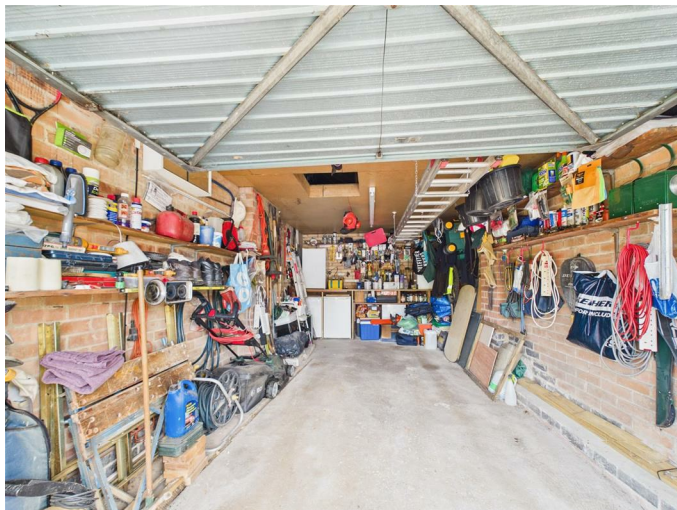
Overlooking the front. Including a built in cupboard over the stairs

FAMILY BATHROOM 8'2" x 4'11" (2.49m x 1.50m)



Including a bath, with electric shower over (connected from landing), sink with storage under and shaver point. WC

GARAGE



Separate garage with ladder up to its own boarded loft which extends over the study. Contains water connections and many power points. It also contains the regularly maintained gas fired boiler.

GARDENS



Front garden is laid to lawn with private driveway to garage. The home also owns a share of land opposite. Rear garden is compact and low maintenance but private and benefits from raised flower beds, patio area, power points, outside light and both storage for garden equipment and a separate bin store.

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.

REGULATORY INFORMATION

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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.

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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.

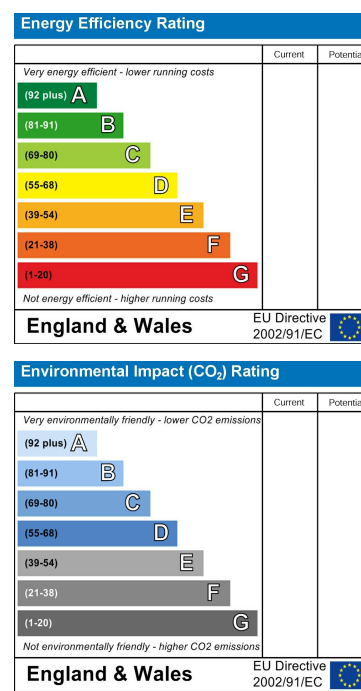
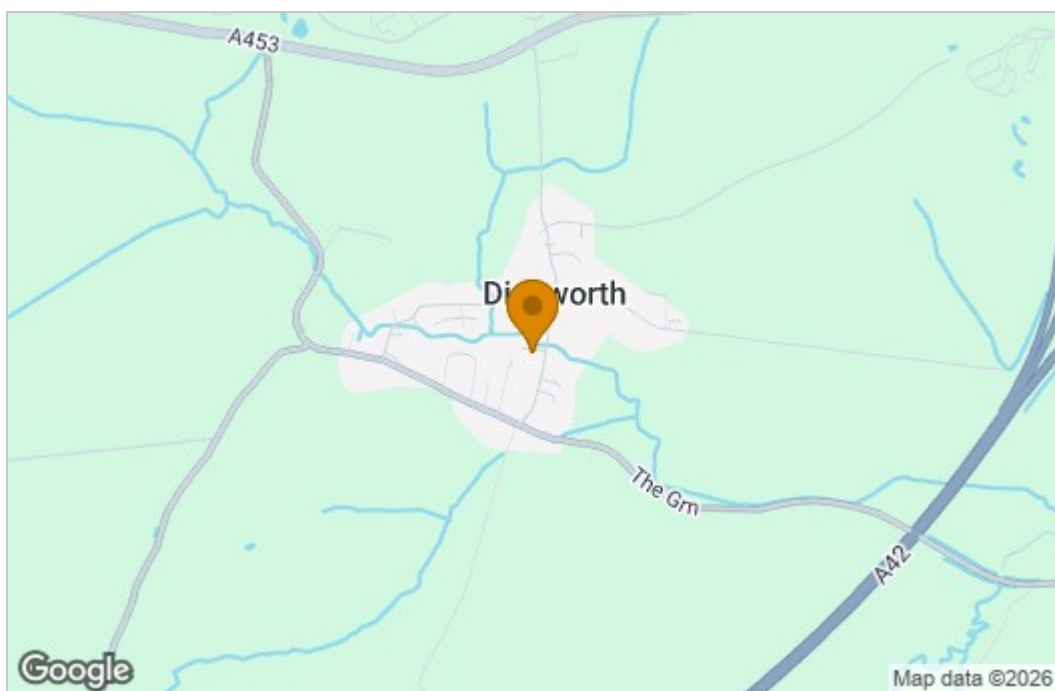
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Floor Plan



Area Map



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