



## 72 Bosworth Road, Derby, DE74 2JN

**Offers In The Region Of £300,000**

This spacious and extended family home has been modernised and lovingly maintained to an exceptional standard throughout, offering a perfect blend of style, comfort, and practicality.

The property boasts a generous layout with three versatile reception spaces, ideal for both everyday family living and entertaining. A well-appointed interior flows seamlessly, reflecting the care and attention invested by the current owners.

Upstairs, you'll find three fantastic-sized bedrooms, all offering ample space and natural light. In addition, the converted loft (accessed by stairway off of bedroom three) provides a superb extra area, perfect for a home office, playroom, or hobby space (not classified as a bedroom), adding further flexibility to this already impressive home.

Externally, the property benefits from a spacious driveway providing ample off-road parking, along with a garage for additional storage or secure parking.

Homes offering this level of space, quality, and finish rarely come to market—early viewing is highly recommended to fully appreciate everything this outstanding property has to offer.

### Introduction

This well established family home is in excellent state of repair and decoration including recently refitted roof and porch, a new boiler. The accommodation includes a very useful loft conversion currently used as an office and the showstopper is undoubtedly the luxurious conservatory now used as a dining room / day room complete with underfloor heating.

### Porch and Entrance Hall 7'2" x 5'1" (2.18m x 1.55m)



An ideal porch space for busy family life, perfect for coats, shoes and muddy boots, leading through to a welcoming entrance hall that sets the tone for the rest of the home.

### Lounge 8'10" x 13'11" (2.69m x 4.24m)



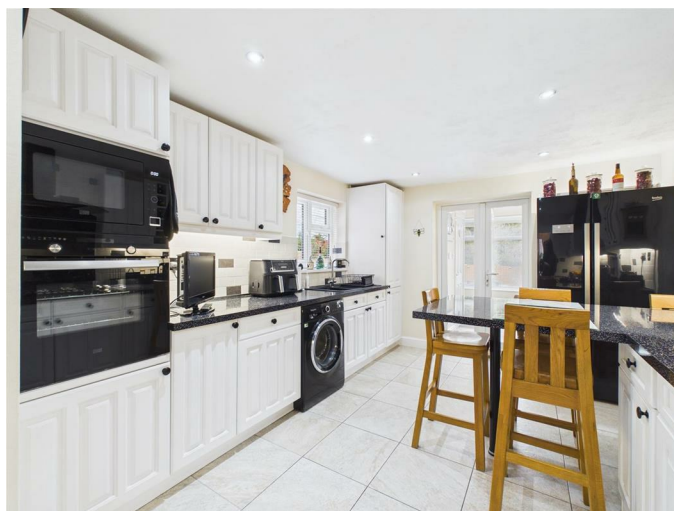
A well-presented and inviting living space featuring a gas-fired central heating radiator, a double glazed uPVC bay window allowing for plenty of natural light, and an attractive electric feature fireplace with a marble surround, creating a cosy focal point for the room.

### Office/Playroom/Dining 9'11" x 8'1" (3.02m x 2.46m)



A versatile and multi-functional space, perfectly suited to modern family living. Ideal for use as a home office, playroom or formal dining area, offering flexibility to adapt to a variety of needs.

### Kitchen/Breakfast Room 10'7" x 16'0" (3.23m x 4.88m)



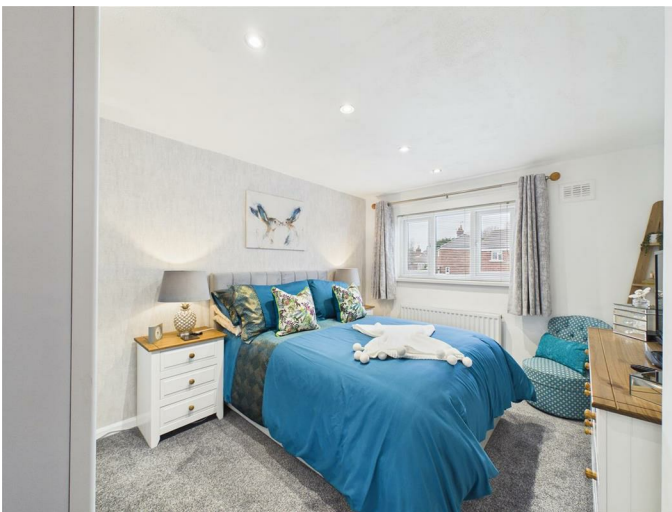
A modern, high-quality and beautifully presented space, fitted with a comprehensive range of wall, drawer and base units complemented by under-pelmet lighting. The room features ceramic tiled finishes and ceiling spotlights, enhancing both style and practicality. There is ample space for appliances, including an American-style fridge freezer (all appliances available by separate negotiation). On cupboard contains a Worcester Bosch boiler fitted only four years ago. A breakfast bar provides an ideal setting for everyday family life, while access leads through to additional storage and a rear doorway.

Conservatory 15'7" x 11'1" (4.75m x 3.38m)



A superb additional reception space featuring ceramic floor tiling, a TV point with underfloor heating for year-round comfort. Surrounded by uPVC windows with adjustable blinds, this bright and inviting area is perfect for family living and entertaining, with direct access to the enclosed rear garden and a convenient downstairs W/C.

Master Bedroom 10'1" x 13'3" (3.07m x 4.04m)



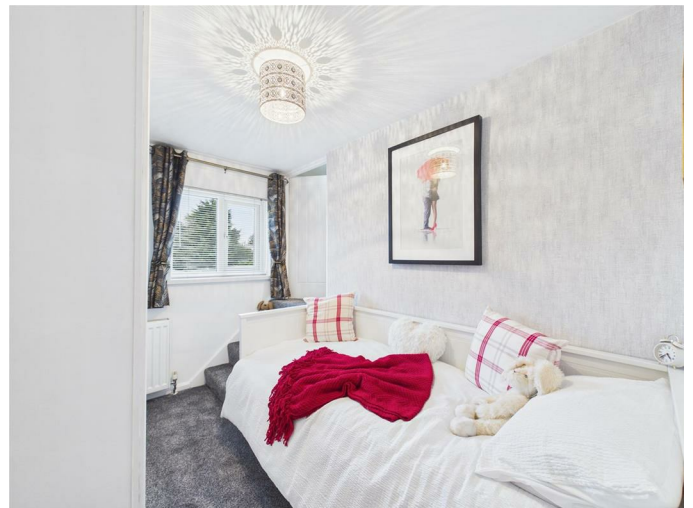
A spacious double bedroom offering a comfortable and relaxing retreat, complete with a freestanding wardrobe, TV point and a central heating radiator.

Bedroom Two 13'6" x 8'0" (4.11m x 2.44m)



A well-proportioned double bedroom featuring, central heating radiator, a freestanding wardrobe and TV point, offering a comfortable and versatile space.

Bedroom Three 9'11" x 7'0" (3.02m x 2.13m)



A well-presented single bedroom currently utilised with a guest bed, complete with a freestanding wardrobe. A doorway provides access to a staircase leading to the converted loft, offering an additional versatile family space (not classified as a bedroom).

### Loft space 21'2" x 11'2" (6.45m x 3.40m )



This useful room, accessed from bedroom 3 has insufficient head height to be called a bedroom, but is nether less a very useful space suitable as a gaming or hobby room or storage.

### Family Bathroom 8'9" x 7'0" (2.67m x 2.13m)



A modern and beautifully presented suite featuring a double-ended roll top bath, a separate corner shower, and a stylish sink with built-in storage. An enclosed frosted window provides natural light while maintaining privacy, completing this elegant and well-appointed space.

### Rear Garden



A beautifully presented, family-friendly outdoor space, laid mainly to lawn and featuring a BBQ area, raised decking, and a garden shed. The garden also benefits from an external power point and convenient access to the garage, making it perfect for both relaxation and entertaining.

### Garage



Attached wooden garage with electric door, lighting and power points.

### Information for purchasers

The current owners have thoughtfully upgraded every aspect of the property, including the installation of a Firestone rubber roof and a Worcester Bosch boiler fitted just four years ago. In addition, underfloor heating has been installed in the conservatory, enhancing comfort throughout the space. The sale also includes fitted units in Bedroom 3, as well as mirrored wardrobes in Bedroom 1.

### AML regulations

## MONEY LAUNDERING REGULATIONS -

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.

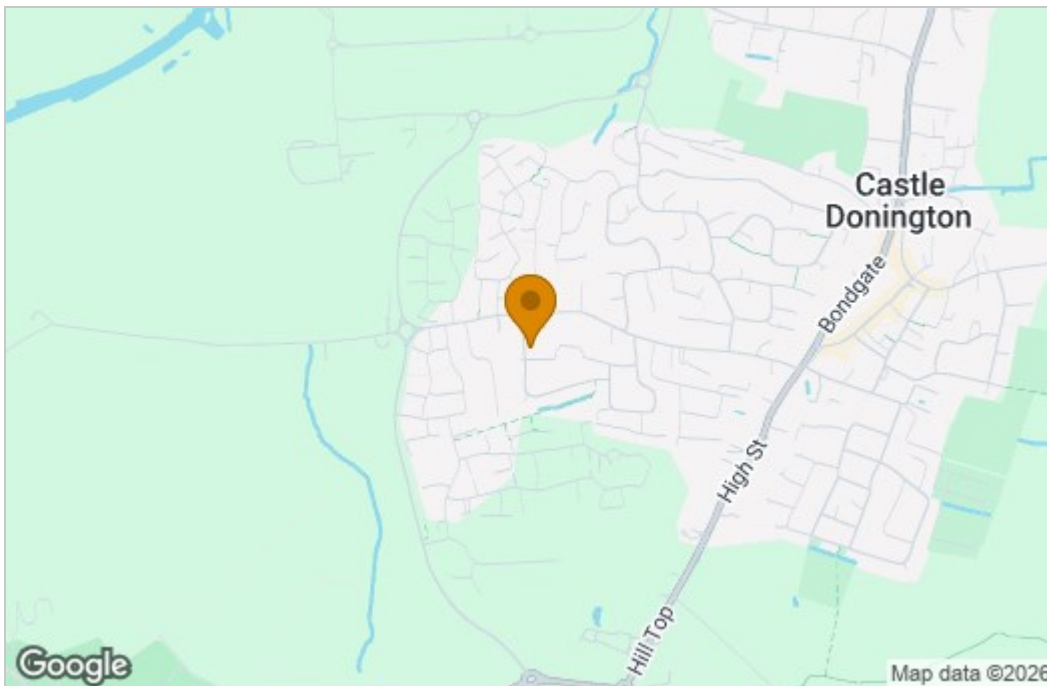
### GENERAL

1. These particulars do not constitute part or all of an offer or contract.
2. The measurements indicated are supplied for guidance only and as such must be considered as approximate measurements.
3. Potential buyers are advised to recheck the measurements before committing to any expense.
4. 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.
5. Marble Property Services has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

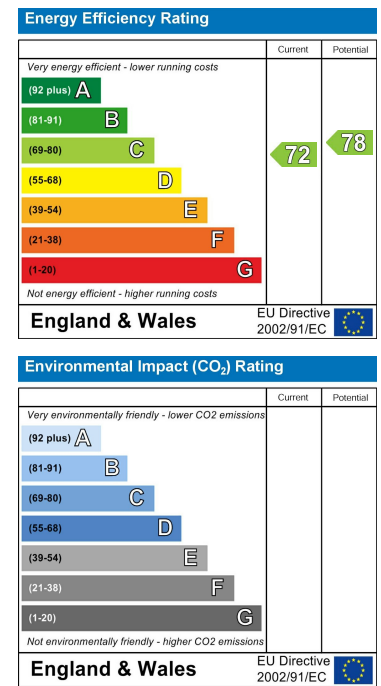
# Floor Plan



# Area Map



# Energy Efficiency Graph



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