



9 Brookside, Diseworth, Derby, Leicestershire. DE74 2RW

£350,000 Freehold

FOR SALE



## PROPERTY DESCRIPTION

Reddington Sales & Lettings are pleased to bring to market this spacious and well presented 4 bedroom detached family home featuring a conservatory off from the lounge and a large integral garage along with off road parking. The property is situated on a quiet cul-de-sac in a sought after area of Diseworth. Accommodation comprises; entrance hall, dining room, large lounge, conservatory and WC on the ground floor. On the first floor there are four good sized bedrooms and a modern shower room. Viewing is highly recommended to appreciate!

EPC rating D, Council tax band D.

## FEATURES

- Four bedroom property
- Detached family home
- Separate dining room
- Conservatory
- Off road parking
- Integral garage
- Downstairs WC
- Good sized rear garden



# ROOM DESCRIPTIONS

## Front

An attractive frontage with offroad parking for two cars and a well maintained garden to the left hand side with planted borders.

## Entrance Hall

A welcoming entrance with wall mounted electric heater, stairs leading to the first floor and doors giving access to the dining room and lounge.

## Dining Room

2.41m x 4.85m (7' 11" x 15' 11") With UPVC window to the front, wall mounted electric heater, original serving hatch and fully carpeted.

## Lounge

1.68m x 3.5m (5' 6" x 11' 6") An impressive lounge with UPVC windows to the front and rear, stone effect electric fireplace, two wall mounted electric heaters, fully carpeted and access to the conservatory and kitchen.

## Conservatory

3.3m x 3.35m (10' 10" x 11' 0") With polycarbonate roof, fully carpeted and double doors leading out to the rear garden.

## Kitchen

3.07m x 3.18m (10' 1" x 10' 5") A very good sized fully fitted kitchen with a range of matching wall and base units with worktop over, sink and drainer with mixer tap, integrated electric oven, four ring induction hob with wall mounted extractor hood, integral washing machine, dishwasher and fridge/freezer. There is also a wall mounted electric heater, under stairs storage cupboard, tiled flooring, door to the side lobby and UPVC window to the rear.

## Downstairs WC

A handy downstairs cloakroom with UPVC window to the side, low flush WC, tiled flooring, hand wash basin and ceiling pendant lighting.

## Stairs & Landing

Fully carpeted stairs leading from the entrance hall with loft hatch access, built in storage cupboard housing the immersion tank, wall mounted electric heater, and doors giving access to all four upstairs bedrooms and bathroom.

## Bedroom 1

3.18m x 4.24m (10' 5" x 13' 11") An impressive sized master bedroom with UPVC window to the front, wall mounted electric heater, ample storage, sink unit and corner step in shower cubicle.

## Bedroom 2

3.1m x 3.28m (10' 2" x 10' 9") Good sized double bedroom with UPVC window to the rear, wall mounted electric heater, ceiling pendant lighting and fully carpeted.

## Bedroom 3

2.41m x 3.23m (7' 11" x 10' 7") Good sized double bedroom with UPVC window to the front, wall mounted electric heater, ceiling pendant lighting and fully carpeted.

## Bedroom 4

2.26m x 2.39m (7' 5" x 7' 10") With UPVC window to the rear, wall mounted electric heater, ceiling pendant lighting and fully carpeted.

## Shower Room

1.88m x 2.18m (6' 2" x 7' 2") With a large, fully tiled step in shower cubicle with wall mounted shower, wall mounted electric heater, low flush toilet, hand wash basin, low flush WC, wall mounted electric heater, decorative panelled wall, part tiled walls and a UPVC window to the side.

## Garage

2.79m x 5.16m (9' 2" x 16' 11") With up and over front door, power, lighting and a rear courtyard door.

## Rear Garden

An attractive landscaped garden with slabbed patio areas, decorative borders with shrubs, plants and trees.







# FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		88
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	