



**Plot 3, Hall Gate, Diseworth  
Derby, DE74 2QJ**

Spacious three double bedroom newly constructed executive home, situated in blissful surrounds backing onto fields at the rear on the outskirts of the much sought after rural village of Diseworth located to the east of Castle Donington which is within commuting distance of Derby, Nottingham, Leicester and Birmingham. The property has a large, very stylish and superb quality kitchen diner with a separate utility room and bi-fold doors which open to the generously proportioned garden and views beyond. There is also a ground floor WC, a good size single garage and an en-suite shower room to the spacious master bedroom. This is an exclusive development of four individually designed properties, located along a private driveway in a courtyard setting with ample off road park.



**£395,000**

### Hallway

Covered porch leading to the front door, staircase leading to the first floor, a central heating radiator, access a spacious WC under the stairs, a door leading to the front sitting room and a door leading to the kitchen at the rear.

### Sitting Room 15' 3" x 13' 1" (4.64m x 3.98m)

PVCu double glazed window to the front, a PVCu double glazed window to the side, central heating radiator and a TV point.

### Kitchen/Diner 16' 6" x 10' 0" (5.03m x 3.05m)

Magnificent and spacious kitchen diner which includes stylish base and eye level units with a corian worksurfaces and matching up stand, cornice trims and light rails, a free standing stainless steel range style cooker with extractor hood over, 1 and 1/2 bowl sink with mixer tap and moulded corian drainer, an integrated dishwasher, fridge and freezer, stunning high gloss porcelain tiled flooring, ceiling with recessed ceiling down lights and bi-fold doors to the garden. There is also a door leading to the utility room, two central heating radiator, a TV point and access to the WC.

### Utility Room 8' 5" x 5' 7" (2.56m x 1.70m)

PVCu double glazed window to the side, PVCu double glazed back door to the rear garden, a central heating radiator, plumbing for a washing machine and space for a tumble dryer.

### WC 7' 0" x 4' 1" (2.13m x 1.24m)

Close coupled WC, wash basin in vanity unit with cupboard space under and a heated towel rail.

### Garage 21' 3" x 10' 10" (6.47m x 3.30m)

Up and over doors to the front and rear, power and lighting.

### Bedroom 1 16' 3" x 13' 2" (4.95m x 4.01m)

PVCu double glazed window to the rear, a central heating radiator, a TV point and a door leading to the en-suite shower room.

### En-suite 7' 5" x 5' 2" (2.26m x 1.57m)

PVCu double glazed window to the rear, chrome heated towel rail, quadrant shower cubicle with electric shower and sliding glass doors, WC and wash basin in vanity unit with cupboards under.

### Bedroom 2 15' 7" x 10' 4" (4.75m x 3.15m)

PVCu double glazed window to the front, central heating radiator and a TV point.

### Bedroom 3 12' 2" x 10' 3" (3.71m x 3.12m)

PVCu double glazed window to the front, central heating radiator and a TV point.

### Bathroom 7' 5" x 7' 4" (2.26m x 2.23m)

Stylish tiled family bathroom including an L shaped bath with shower mixer over and glass screen, a chrome heated towel rail, extractor fan, WC and a wash basin set in a vanity unit with cupboard space under.



### Our contact details

Viewings **Please call us on; 01332-297711 or 01332-669600 to make an appointment to view or**  
[derby@everingtonandruddle.co.uk](mailto:derby@everingtonandruddle.co.uk)

**7 Derby Road Borrowash Derbys DE723JW Answer phone 07985215812**

#### Disclaimer

This brochure has been created to represent the Everington and Ruddle's perception of this property. The vendor has verified the content as being fair and accurate. You are advised to check the content prior to entering into any contract to purchase the property, in short, use your common sense.



# Energy Performance Certificate

Meadow View Marshall Court, The Bowley, Diseworth, DERBY, DE74 2BD

Dwelling type: Semi-detached house  
Date of assessment: 02 September 2019  
Date of certificate: 02 September 2019

Reference number: 0365-3862-7714-9401-0205  
Type of assessment: SAP, new dwelling  
Total floor area: 123 m<sup>2</sup>

## Use this document to:

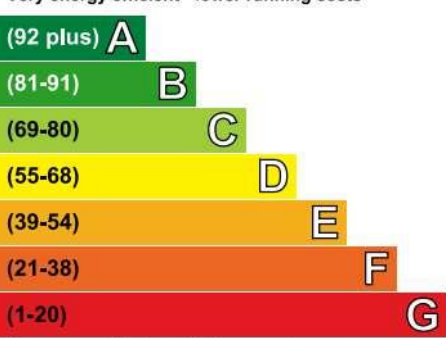
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,341
Over 3 years you could save	£ 93

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 240 over 3 years	£ 240 over 3 years	
Heating	£ 822 over 3 years	£ 822 over 3 years	
Hot Water	£ 279 over 3 years	£ 186 over 3 years	
Totals	£ 1,341	£ 1,248	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

### Energy Efficiency Rating



Current	Potential
85	94

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 93
2 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 936