



27 The Woodcroft, Diseworth, DE74 2QT

Offers In The Region Of £395,000

A fantastic opportunity for those seeking a modern and spacious family home. This semi-detached house boasts an impressive five bedrooms, providing ample space for family living or accommodating guests. The property features three well-appointed reception rooms, including a delightful open-plan kitchen/ diner, with separate living area, plus a day room perfect for entertaining or enjoying quality time with loved ones.

The modern design throughout the home ensures a bright and welcoming atmosphere, with stylish finishes that cater to contemporary tastes. The private enclosed garden offers a serene outdoor space, ideal for relaxation or family gatherings, while the spacious driveway provides convenient off-road parking.

Front Aspect

Deceptive in appearance, this property offers far more than first meets the eye. To the front, a spacious gravel hardstanding provides ample off-road parking, complemented by an attractive fore garden featuring established plants, mature shrubs and a neatly maintained lawn. A paved pathway leads through the garden to a newly installed double glazed, uPVC entrance door, creating a welcoming approach to the home.

A side entrance gate provides access to the rear garden, where there is a designated refuse bin storage area and additional shed storage.

Entrance Hall

A welcoming entrance hall featuring laminate flooring and a window overlooking the front aspect, allowing for plenty of natural light. There is a useful under-stairs storage cupboard and a designated cloaks area, along with a central heating radiator and heating controls. Stairs rise to the first floor, and internal doors lead through to the kitchen and lounge.

Lounge

A comfortable and inviting lounge featuring fitted carpet and a charming open fire, which has been swept annually, set within a panelled wood fire surround. Brass wall lighting adds character and warmth to the space, complemented by a contemporary vertical central heating radiator.

Kitchen/Dining/Family

A well-appointed kitchen and dining space featuring ceramic tiled flooring and double glazed uPVC patio doors opening onto the decking and rear garden, creating an ideal setting for indoor-outdoor living. The room benefits from double glazed uPVC windows overlooking the rear aspect, allowing for plenty of natural light. The modern fitted kitchen is complemented by attractive wood worktops and a breakfast bar, with tiled splashbacks and an extractor set within an ornate hood. Integrated appliances include a Belling range-style oven with induction hob, along with a double oven plus a separate plate warmer and grill. There is also space and plumbing for a fridge freezer and dishwasher.

The kitchen/dining room also provides ample space for a generous dining table and additional family seating, making it a true heart of the home. Perfectly suited to modern family life, the layout allows for everyday dining, entertaining guests, or relaxed evenings together, with a seamless flow between

cooking, dining and garden access that enhances both practicality and sociability.

Utility

A practical utility room fitted with matching ceramic tiled flooring and offering space and plumbing for a washing machine and tumble dryer. The room houses the regularly serviced boiler and a pressurised water cylinder. A double glazed uPVC window overlooks the rear aspect, and a uPVC door provides convenient side access. There is also a radiator and internal access to the ground floor W/C.

Ground Floor WC

Fitted with a low-level W/C and hand wash basin and a heated towel rail.

First Floor Landing

The first floor landing provides access to all bedrooms and the family bathroom. There is also a loft hatch with pull-down ladder leading to a fully boarded loft space, offering excellent additional storage.

Master Bedroom

A spacious double room to the rear of the property, featuring a double glazed window overlooking the garden, central heating radiator and fitted carpet.

En-suite

A modern en-suite shower room fitted with a double shower including a rainfall shower head, low-level W/C, and hand wash basin with built-in storage.

Bedroom Two

A second generously sized double bedroom featuring a double glazed window overlooking the front of the home, fitted carpet, and radiator.

Bedroom 5/Office/Nursery

A versatile room to the front of the property, suitable as a fifth bedroom, office, or nursery, featuring a double glazed window, vinyl flooring, and a central heating radiator.

Bedroom Three

A well-proportioned bedroom featuring a double glazed window to the front, fitted carpet, and central heating radiator.

Bedroom Four

A good-sized bedroom to the rear of the property, featuring a double glazed window, fitted carpet and central heating radiator.

Family Bathroom

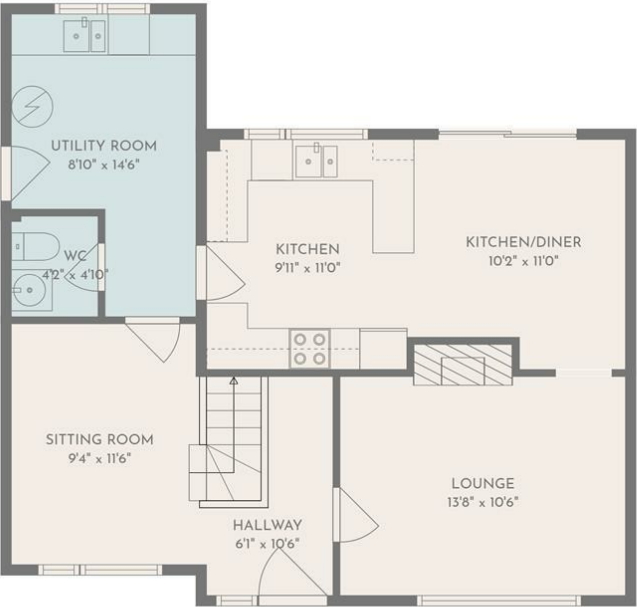
A modern family bathroom fitted with a white suite comprising a bath, low-level W/C with double head

shower including a rainfall option, and a sink with storage cupboards beneath. The room also features vinyl flooring and a fitted mirrored storage unit.

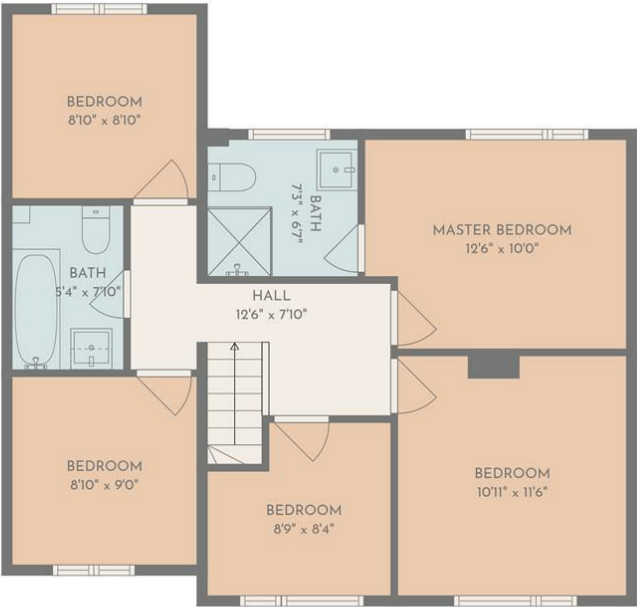
Outside Rear

Step out into the private rear garden, which boasts a fresh water pond and a sizeable raised decking area and pergola- perfect for outdoor entertaining.

Floor Plan



1st floor

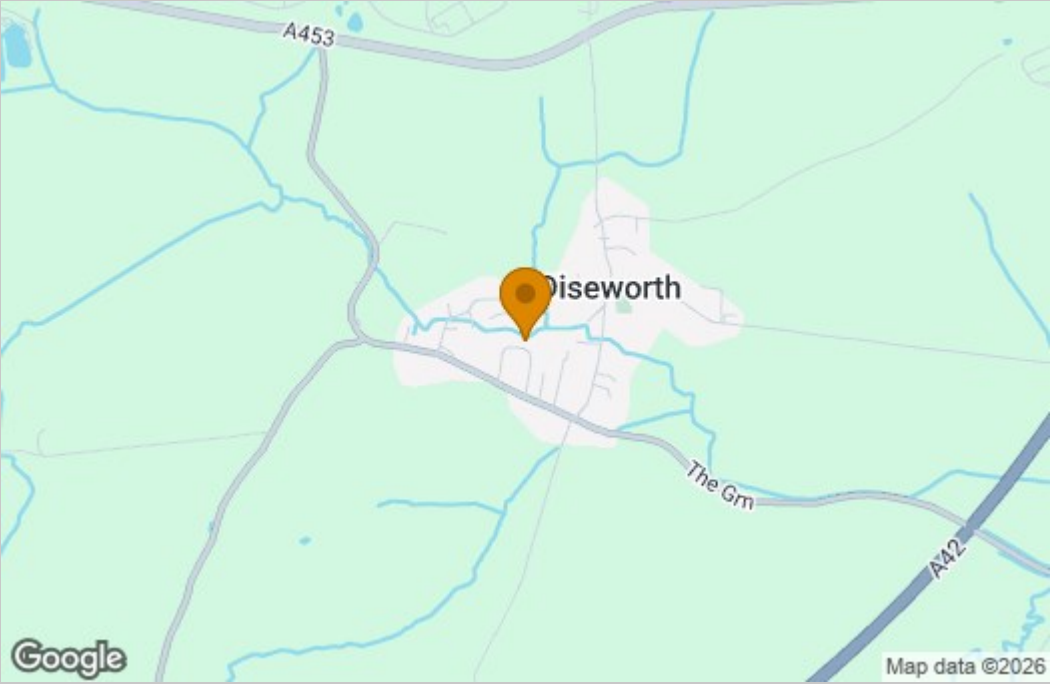


2nd floor

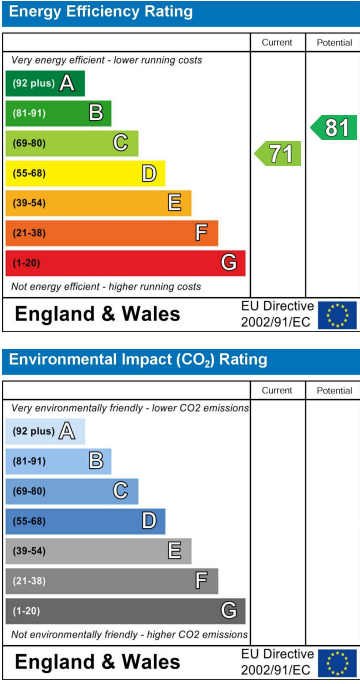
TOTAL: 1364 sq. ft
1st floor: 682 sq. ft, 2nd floor: 682 sq. ft
EXCLUDED AREAS: WALLS: 116 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Area Map



Energy Efficiency Graph



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