

# The Gables

Diseworth, Derby, DE74 2AE

John  
German










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£850,000



A stunning double height glazed hallway creates an impressive entrance to what is a truly wonderful barn style modern home. Spacious open plan living seamlessly combines four living spaces into one. Benefitting from underfloor heating and with feature vaulted ceilings, four bedrooms and four bathrooms catering for all the family. Outside there is a large wrap around southerly facing garden extending to circa 0.25 acres. The property benefits from an additional large secure parking area, a truly unique property in an exclusive courtyard in this sought after village location.

Accommodation - This versatile and stylish family home lies in a secluded and exclusive shared courtyard setting, set back behind a large stone chipped driveway. As you approach the property you are greeted by a fabulous double height glazed barn style window which allows the sunlight to flood into the reception hallway creating a beautiful entrance to this stunning home. This grand reception hallway has a wide turning staircase leading to a galleried landing above, there is guest's cloakroom off, and the accommodation has the benefit of underfloor heating throughout the whole of the ground floor.

The T-shaped living wing is spacious and offers contemporary lifestyle open plan living which has been cleverly zoned to provide four distinct living areas, perfect for family life. Firstly, there is a simply stunning open plan living/dining kitchen where the whole family can gather, and which will surely be the hub of the home. This luxury contemporary kitchen has a wide range of cabinets, integrated appliances, black granite countertops and a feature central breakfast bar island. There is also a useful utility room leading off. Beyond the kitchen, attractive warm mellow oak flooring runs underfoot throughout the adjacent living, dining, and sitting room and vaulted ceilings lie above you with exposed trusses creating a fantastic feeling of height and space. A full height brick fireplace with a double-sided log burning stove and an oak mantel above sits as a warming cosy focal point to both the living room and sitting room.

The adjacent dining room easily accommodates the largest of tables, a perfect space for entertaining. Throughout the room there are multiple windows overlooking the gardens and French double doors provide direct access to the rear.

For those working from home there is also a separate additional reception room which makes for a great home office or as a playroom/TV room.

Return to the hallway and ahead of you is a versatile ground floor, large bedroom suite with oak flooring and twin sets of French doors leading to an outside Patio area. There is plenty of room for a king-sized bed alongside a soft seating area and it has the benefit of a luxury fully tiled en suite shower room with floating wash hand basin, WC and oversized shower with rainfall shower head above. In all an ideal space for those requiring a ground floor bedroom or annex wing.

Leading off the first floor balustraded gallery landing with its lovely views down across the hallway below you will find three king sized bedrooms. Bedroom one is a lovely size and has attractive, bespoke fitted wardrobes plus a luxury en suite shower room with a feature beautifully tiled open walk-in shower area. Bedroom two also has its own suite and bedroom three has bespoke fitted wardrobes and the use of an exquisite, large contemporary family bathroom.

Outside - The property lies on an excellent sized plot of circa 0.25 acres with gardens wrapping around two sides with a sunny southerly aspect. In the courtyard there is parking to the fore of the home alongside an excellent sized double garage (18'11 x 17'7) with twin electric doors. The owners have created a second secure gravelled parking area to the rear of the property, truly a rare and valuable addition to the property itself.

The village of Diseworth benefits from both rural surroundings and excellent commuter links. It has an active community with clubs and events being regularly hosted at the village hall and the Diseworth Heritage Centre along with a village primary school and a well regarded public house. Junction 23a of the M1 is just 3 miles distance. The area is extremely well served by major roads including the M1, M42 and A50. East Midlands and Birmingham International Airports are both within striking distance and a direct rail service to London are available from the East Midlands Parkway.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Property construction:** Brick

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** North West Leicestershire District Council / Tax Band F

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/18032024

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**Approximate total area<sup>(1)</sup>**

1947.33 ft<sup>2</sup>  
180.91 m<sup>2</sup>

**Reduced headroom**

2.67 ft<sup>2</sup>  
0.25 m<sup>2</sup>

(1) Excluding balconies and terraces

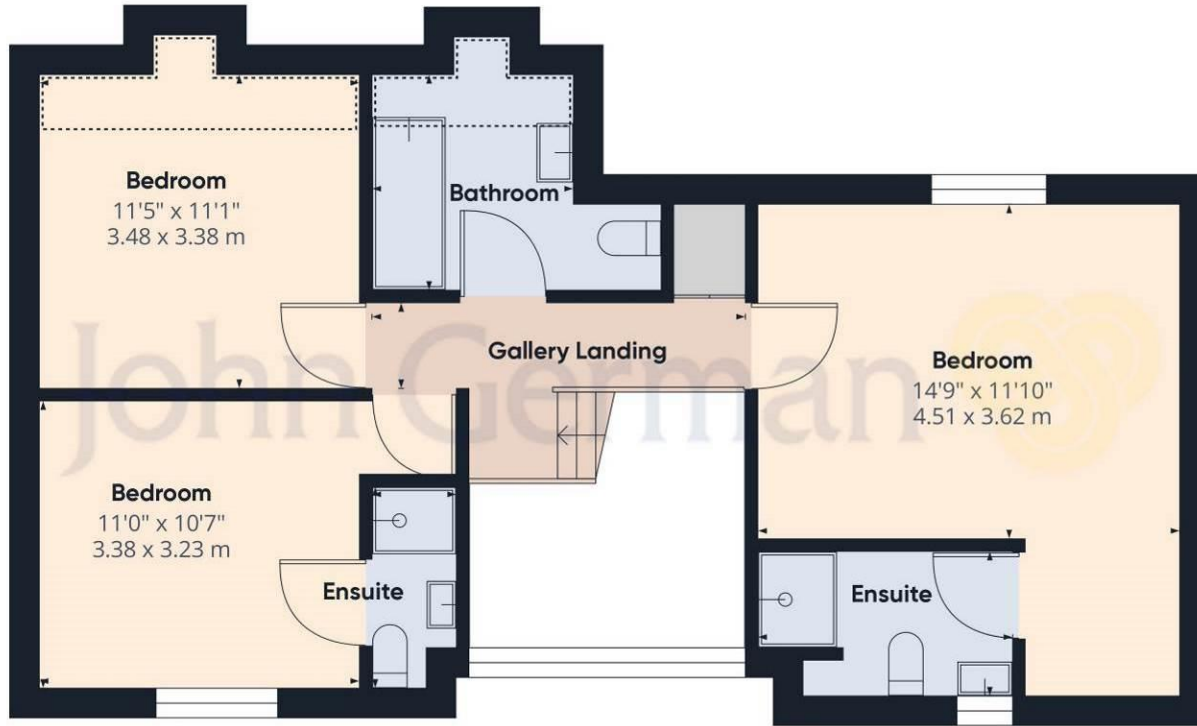
 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Ground Floor





Floor 1

**Approximate total area<sup>(1)</sup>**  
653.93 ft<sup>2</sup>  
60.75 m<sup>2</sup>

**Reduced headroom**  
43.32 ft<sup>2</sup>  
4.02 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**Agents' Notes**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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