



£600,000

Brook Street, Loscoe DE75 7LP

Detached House | 4 Bedrooms | 3 Bathrooms

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Step Inside

Key Features

- £600,000 - £625,000
GUIDE PRICE
- High-end design, finishes, and craftsmanship throughout
- Stunning open-plan living kitchen with premium Kesseler fitted kitchen
- Master bedroom and second bedroom each with contemporary en suite shower rooms
- Part of an exclusive development of just three bespoke properties
- Four Double Bedrooms and Two Ensuites
- Separate Utility and WC
- Floor Coverings Included
- Solar Panels & EV Charger
- Integral garage, landscaped frontage and driveway

Property Description

The Brook Street Collection, an outstanding and architecturally distinctive four double bedroom detached family homes. Offering contemporary design, quality finishes, and thoughtfully planned living spaces in a peaceful yet well-connected setting. This impressive four-bedroom detached home extends to approximately 1,900 sq ft, featuring an open-plan Kessler kitchen, en suites to principal and second bedrooms, landscaped gardens, and the opportunity for early purchasers to personalise selected finishes.

Main Particulars

£600,000 - £625,000 GUIDE PRICE

Welcome to The Brook Street Collection — an architecturally striking and meticulously crafted boutique development of just three bespoke residences, set within the popular village of Loscoe.

This exceptional four-bedroom detached home offers almost 1,900 sq ft of generously proportioned and beautifully appointed accommodation. It delivers a rare combination of contemporary elegance, thoughtful design, and premium finishes, perfectly balancing stylish modern living with everyday practicality in a peaceful yet well-connected village setting.

At the heart of the home is a stunning open-plan living kitchen, featuring a high-quality Kessler fitted kitchen and flooded with natural light. Bi-fold doors open seamlessly onto the rear garden, creating an effortless indoor-outdoor living experience ideal for both entertaining and family life.

The property offers four spacious bedrooms. The principal suite and second bedroom both benefit from contemporary en suite shower rooms, while the remaining two bedrooms are served by a luxurious four-piece family bathroom. Additional features include an integral garage, a smartly finished driveway, and a beautifully landscaped frontage that enhances both privacy and kerb appeal as well as a landscaped rear garden. Located in the heart of Loscoe village, the home enjoys a tranquil setting with a strong sense of community, while still offering convenient access to excellent transport links, reputable schools, and surrounding countryside.

Purchasers who reserve early will have the opportunity to select from a curated range of kitchen, bathroom, and tiling specifications, allowing for a considered level of personalisation subject to build stage.

Call us today to arrange your site visit. With only three plots available in this exclusive development, early interest is strongly advised.

The Accommodation

Designed with modern living in mind, the property also includes a high specification throughout, featuring an air source heat pump (ASHP), solar energy provision, integrated CCTV and alarm system, built-in speaker system, and contemporary mood lighting, all contributing to a secure, efficient, and comfortable home.

Purchasers who reserve early will have the opportunity to tailor selected finishes, including kitchens, bathrooms, and tiling, subject to build stage, offering a considered level of personalisation within this exclusive development

Ground Floor

This exceptional four-bedroom detached home offers approximately 1,900 sq ft of well-balanced, beautifully finished accommodation, combining refined contemporary

design with practical family living in a peaceful yet well-connected setting.

At the heart of the home is an impressive open-plan living kitchen, featuring a high-quality Kesseler fitted kitchen and abundant natural light. Bi-fold doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living spaces. The ground floor is further enhanced by a separate formal living room, a practical utility room, and a contemporary WC, completing a highly functional and well-considered layout.

Entrance Hallway

Lounge

4.19m x 3.73m (13' 9" x 12' 3")

Open-Plan Living Kitchen with Dining Space

5.95m x 5.85m (19' 6" x 19' 2")

Utility

2.41m x 2.17m (7' 11" x 7' 1")

WC

2.41m x 1.0m (7' 11" x 3' 3")

First Floor

To the first floor are four well-proportioned bedrooms. The principal suite and second bedroom both benefit from stylish en suite shower rooms, while the remaining two bedrooms are served by a well-appointed four-piece family bathroom.

Landing

Bedroom One

Dressing

2.64m x 1.67m (8' 8" x 5' 6")

En Suite

2.39m x 1.5m (7' 10" x 4' 11")

Bedroom Two

4.2m x 3.48m (13' 9" x 11' 5")

En Suite

2.35m x 1.4m (7' 9" x 4' 7")

Bedroom Three

3.42m x 2.92m (11' 3" x 9' 7")

Bedroom Four

3.42m x 2.92m (11' 3" x 9' 7")

Family Bathroom

3.48m x 2.08m (11' 5" x 6' 10")

External

Further benefits include an integral garage, a contemporary driveway, and a private rear garden, providing excellent outdoor space for both relaxation and entertaining.

Integral Garage

5.89m x 3.35m (19' 4" x 11' 0")

Location

Loscoe is a well-regarded village location offering a peaceful residential setting with a strong sense of community. Surrounded by open countryside and scenic walks, it provides an appealing semi-rural lifestyle while still being highly accessible for commuters. Nearby towns such as Heanor, Ripley, and Eastwood offer a wide range of everyday amenities, shopping, and leisure facilities.

The Brook Street Collection is ideally positioned on the edge of the village, within walking distance of local amenities and everyday conveniences, while still benefiting from a peaceful, tucked-away setting.

The area is well served by reputable local schools and enjoys convenient transport links, with easy access to the A38 and M1, connecting to Derby, Nottingham, and beyond. This balance of village charm, countryside surroundings, and strong connectivity makes Loscoe an increasingly desirable place to live for families and professionals alike.

Disclaimer

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GROUND FLOOR

KITCHEN / DINING / LIVING AREA.....	5.05m x 5.05m
LOUNGE.....	3.73m x 4.19m
UTILITY.....	2.17m x 2.61m
WC.....	1.00m x 2.41m
GARAGE.....	3.35m x 5.09m



FIRST FLOOR

BEDROOM 1.....	3.28m x 4.07m
BEDROOM 2.....	3.48m x 4.25m
BEDROOM 3.....	2.92m x 3.42m
BEDROOM 4.....	2.92m x 3.42m
BATHROOM.....	3.48m x 2.08m
EN-SUITE 1.....	1.58m x 2.35m
EN-SUITE 2.....	2.35m x 1.46m
DRESSING.....	3.67m x 2.64m

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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