

Wallef Road, Brailsford, Derbyshire. DE6 3GT

£470,000 Freehold

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PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this well-appointed detached home, situated within the highly sought-after residential village of Brailsford. Completed in late 2020, this beautifully styled Avant Homes 'Lathbury' house type showcases a high-specification contemporary design and continues to benefit from the remainder of its NHBC build warranty, offering reassurance and peace of mind to prospective buyers. Designed for modern family living, the property enjoys elegant and spacious open-plan accommodation throughout.

The ground floor features a light and welcoming entrance hall, a stylish lounge, and a versatile study or playroom ideal for home working or family use. To the rear, the impressive open-plan kitchen and dining area forms the heart of the home, complete with integrated appliances and sleek bi-folding doors that open directly onto the beautifully landscaped west-facing rear garden, creating a seamless indoor-outdoor living experience. A separate utility room and a contemporary cloakroom with WC complete the ground floor.

To the first floor, the landing leads to four generously proportioned double bedrooms. The principal bedroom benefits from a private en-suite shower room, while the remaining bedrooms are served by a modern family bathroom.

Externally, the property further benefits from a single garage, driveway parking with EV charging point, and a landscaped west-facing rear garden.

This is a fantastic opportunity to acquire a fantastic home in this desirable location. Early viewing is strongly recommended to fully appreciate the style, space and finish on offer.

FEATURES

- Executive four-bedroom detached family home
- High-specification Avant Homes 'Lathbury' design, completed in 2020
- Contemporary open-plan kitchen/dining area with integrated appliances
- Sleek bi-folding doors opening onto landscaped west-facing rear garden
- Master bedroom with en-suite shower room
- Popular and Convenient Residential Location
- Driveway parking with EV charging point and single garage
- Complete Upward Chain



ROOM DESCRIPTIONS

Location

Situated in the desirable village of Brailsford, this property enjoys a perfect blend of countryside charm and modern convenience. The village benefits from a strong community feel and a range of local amenities, including a well-regarded primary school, village shops, traditional public houses, a post office, and a golf club.

The location offers excellent transport links, with easy access to the A52 and A50, connecting to Derby, Ashbourne, and the wider road network, including the M1. Derby provides a full range of shopping, leisure, and employment opportunities, while the surrounding Derbyshire countryside, and nearby Peak District, offer beautiful walks and outdoor pursuits.

Brailsford remains a popular choice for families and professionals seeking a peaceful village lifestyle without compromising on accessibility, making it the ideal setting for this impressive family home.

Ground Floor

Entrance Hallway

A contemporary composite door with a feature glass side panels opens into a light and welcoming hallway, with stairs rising to the first floor. The hallway features stylish tiled flooring, which continues seamlessly into the open-plan areas, and a wall mounted radiator. Doors from the hallway provide access to the study, lounge, utility room, which in turn leads to the guest cloakroom, and the space opens into the open-plan dining kitchen.

Living Room

A tasteful and well-presented room featuring a double-glazed window to the front elevation, fitted with bespoke shutters, central heating radiator, feature picture rail, carpeted flooring, and a TV point.

Study / Playroom

A versatile and stylish space offering a number of potential uses, featuring a continuation of the attractive tiled flooring from the entrance hallway, a double-glazed window to the front elevation fitted with bespoke shutters and a central heating radiator.

Open-Plan Kitchen Diner

A stunning open-plan living space, flowing effortlessly from the entrance hallway and finished with a continuation of the attractive tiled flooring, creating a seamless and contemporary feel throughout. Designed very much with modern family living and entertaining in mind, the impressive dining kitchen is fitted with a sleek range of high-quality base and eye-level units, complemented by matching full splashbacks and ambient LED downlighting for a refined finish.

The kitchen is beautifully appointed with an inset sink and a range of integrated appliances including a fridge freezer, dishwasher, electric fan-assisted oven and grill, microwave, and induction hob with extractor over, offering both style and practicality in equal measure.

There is space for both relaxed seating and dining areas, with a double-glazed window fitted with bespoke shutters. Striking bi-fold doors form a stunning focal point, flooding the room with natural light and opening directly onto the patio and garden, seamlessly blending indoor and outdoor living. Further features include a wall-mounted 'Hive' thermostat for convenient climate control, TV point and elegant decorative wall panelling completing this sophisticated and highly versatile space.

Utility Room

With work surfaces and under-counter storage, as well as space and plumbing for a washing machine. The room features part-tiled walls, wall-mounted shelving, a wall-mounted radiator, ceiling spotlights, and an extractor fan. An internal door provides convenient access to the WC.

WC

With full height tiling to two of the walls, WC and wash hand basin, obscured double glazed window to the side elevation with bespoke shutter, extractor fan and spot lighting to ceiling and wall mounted radiator.

First Floor

Landing

The first-floor landing provides access to the bedrooms and bathroom. A convenient storage cupboard houses the combination boiler while offering useful additional storage. A double-glazed window, with bespoke shutter, fills the space with natural light, and a loft access hatch

Master Bedroom

A beautifully appointed master bedroom featuring a double-glazed window to the rear elevation with bespoke shutters, allowing for both light and privacy. The room benefits from a wall-mounted 'Hive' thermostat for individual climate control and is fitted with high-quality mirrored soft-close wardrobes. A wall-mounted radiator adds comfort, and a door provides direct access to the en-suite bathroom

En-Suite

A contemporary, high-quality en-suite comprising a wall-hung wash hand basin with chrome mixer tap and integrated vanity storage, a low-level WC, and a double shower enclosure fitted with a digitally controlled mains waterfall shower. Additional features include a chrome ladder-style heated towel rail, extractor fan, built-in storage cupboard with access to the shaver point, and a double-glazed opaque window to the side elevation.

Bedroom 2

A comfortable bedroom with a double-glazed window to the rear elevation, fitted with bespoke shutters. Mirrored wardrobes with soft-close hinges provide practical storage, and a central heating radiator completes the room.

Bedroom 3

A well-proportioned bedroom with a double-glazed window to the front, fitted with bespoke shutters. The room is fitted with mirrored wardrobes featuring soft-close hinges and includes a central heating radiator.

Bedroom 4

Another well-proportioned double bedroom with a double-glazed window to the front elevation, fitted with bespoke shutters. The room is completed with a central heating radiator.

Family Bathroom

This contemporary bathroom features full-height tiling to two walls and is fitted with a panel-enclosed bath with central fill taps, a chrome handheld shower, and an overhead rainfall shower, all enclosed by a glass screen with chrome wall-mounted controls. The room also includes a low-flush WC, a wall-hung wash hand basin with chrome mixer tap and vanity drawer beneath, a chrome heated towel rail, ceiling spotlights, an extractor fan, a shaver point, and a double-glazed obscured window that allows natural light while maintaining privacy.

External

Garage

A practical and versatile garage, with up and over door, equipped with power and lighting, and featuring an EV charging point for modern convenience.

Outside

To the front, the property benefits from a low-maintenance landscaped garden, complemented by a tarmac driveway providing off-road parking and access to a brick-built garage. Gated side access leads to the beautifully landscaped rear garden, thoughtfully designed for outdoor living and entertaining.

The rear garden features a patio area directly off the kitchen-diner's bi-fold doors, creating a seamless connection between indoor and outdoor spaces, with a further patio at the far end accessed via a feature pathway. The garden is predominantly laid to lawn, with feature planters and shrubs adding visual interest. Additional benefits include a wall-mounted outdoor tap, security lighting.

Additional Information

The property is still under the NHBC build guarantee.
Gas central heating and double glazing throughout.
There is a communal charge applicable of approx. £350 per annum.

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



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