

Wallef Road, Brailsford, Ashbourne. DE6 3GT

£480,000 Freehold

FOR SALE



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PROPERTIES
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PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this exceptional executive detached home, positioned in the highly regarded and picturesque village of Brailsford. Beautifully styled throughout, this high-specification residence offers elegant, contemporary living. Completed in Spring 2022, this beautifully styled Avant Homes 'Modbury' house type still benefits from the remainder of its NHBC build warranty, offering added peace of mind to prospective buyers.

Designed with both style and functionality in mind, the home features a spacious open-plan layout, ideal for modern family life. The ground floor offers a welcoming entrance hall, a generous dual-aspect lounge with a feature bay window, and a versatile study or playroom. To the rear of the property, the stunning kitchen and dining area creates the heart of the home, complete with high-quality integrated appliances and sleek bi-folding doors that open directly onto the beautifully landscaped rear garden—perfect for indoor-outdoor living. A separate utility room and a contemporary downstairs cloakroom with WC complete the ground floor accommodation.

Upstairs, the spacious first-floor landing provides access to four generously sized bedrooms. The principal suite features a beautifully designed en-suite shower room and has been enhanced by the current owners with the addition of an adjoining dressing room, formerly the fourth bedroom. This space could easily be reinstated as a separate bedroom, offering flexibility to suit a variety of lifestyle needs. The remaining bedrooms are served by a family bathroom, finished to a high standard.

Externally, the property benefits from a private driveway, a single garage, and an immaculately maintained rear garden, offering a tranquil outdoor space ideal for relaxing or entertaining.

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

FEATURES

- Spacious open-plan living kitchen/dining area with bi-fold doors
- Exceptional detached family home
- Four well-proportioned bedrooms, with the fourth currently configured as a dressing room
- Beautifully styled and finished to a high specification throughout
- Completed in Spring 2022 with NHBC build warranty remaining
- Stylish principal bedroom with en-suite shower room and dressing room
- Versatile study/playroom and utility room
- Driveway parking and garage
- Landscaped rear garden, ideal for indoor-outdoor living
- Generous living room with a bespoke media wall



ROOM DESCRIPTIONS

Location

Situated in the desirable village of Brailsford, this property enjoys a perfect blend of countryside charm and convenient access to both Ashbourne and Derby via the A52. The village offers a strong community feel with local amenities including a pub, primary school, post office, and golf club. Surrounded by beautiful Derbyshire countryside and just a short drive from the Peak District, it's an ideal setting for families and professionals seeking a peaceful yet well-connected lifestyle.

Ground Floor

Hallway

A contemporary composite door with feature glass side panel opens into the open flowing hallway with stairs rising to the first-floor, access to under stairs storage cupboard, which provides useful storage and houses the consumer unit. Doors providing access to the study, living room, utility and in turn guest cloakroom then opening up into the dining kitchen. Feature Moduleo flooring, which continues throughout the ground floor.

Living Room

6.72m x 3.49m (22' 1" x 11' 5")
Enjoying a dual aspect with an attractive double glazed bay window to front and a double glazed window overlooking rear garden, wall mounted radiators, the feature focal point of the room is a beautiful bespoke media wall with flame effect fire. Internal doors leading to hallway and kitchen-diner.

Kitchen Diner

5.01m x 4.71m (16' 5" x 15' 5")
This spacious dining kitchen features a sleek range of base and eye-level units, complemented by matching full splashbacks and LED downlighting. Equipped with an inset sink and integrated appliances including a fridge freezer, dishwasher, electric fan-assisted oven and grill, microwave oven, and induction hob with extractor fan, it offers both style and functionality.

The room offers plenty of space for dining furniture, with the corner bi-folding doors serving as a striking focal point, which flood the space with natural light and provide delightful views over the garden, seamlessly connecting to the patio area.

Utility Room

With work surface and under-counter storage and space/plumbing for washing machine, wall mounted radiator, extractor fan and spot lighting to ceiling and internal door leading 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, extractor fan and spot lighting to ceiling and wall mounted radiator

Study

2.81m x 2.55m (9' 3" x 8' 4")
This versatile room has a double-glazed window to the front elevation, wall mounted radiator, making this room a stylish and useful space.

First Floor

Landing

On the first-floor landing there are doors off to the bedrooms, bathroom, a double door storage cupboard provides useful storage space and houses the combination boiler, double glazed window and a loft access hatch.

Master Suite

3.30m x 2.9m (10' 10" x 9' 6")
The principal bedroom benefits from a delightful dual aspect with double-glazed windows to both the front and rear elevations, flooding the room with natural light and creating a bright, airy atmosphere. It is fitted with high-quality mirrored soft-close wardrobes, a wall-mounted radiator, and a door leading to the en-suite bathroom. The current owners have opened up an access into the fourth bedroom, transforming it into a beautifully fitted dressing room—this space can easily be restored to a separate bedroom if desired.

En-Suite

2.43m x 1.36m (8' 0" x 4' 6")
This modern, high-quality en-suite features a wall-hung wash hand basin with a chrome mixer tap and vanity drawer beneath, a low-level WC, and a double shower cubide fitted with a chrome, digitally operated 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, providing both natural light and privacy.

Dressing Room / Bedroom Four

2.60m x 1.85m (8' 6" x 6' 1")
Currently utilised as a dressing room, this space could easily be reinstated as a separate bedroom if desired. It features a range of fitted wardrobes and shelving, offering excellent storage solutions, along with a double-glazed window to the front elevation that provides natural light.

Bedroom Two

4.09m x 2.84m (13' 5" x 9' 4")
Double glazed window to the rear elevation and wall mounted radiator.

Bedroom Three

3.72m x 2.98m (12' 2" x 9' 9")
Double glazed window to the front elevation and wall mounted radiator.

Bathroom

2.09m x 1.66m (6' 10" x 5' 5")
With full height tiling to two of the walls, this stylish bathroom is fitted with a panel-enclosed bath featuring a central fill tap, a chrome handheld shower attachment, and an overhead rainfall shower with chrome wall-mounted mixer taps and shower controls, all enclosed by a glass shower screen. Additional features include a low-flush WC, wall-hung wash hand basin with chrome mixer tap and vanity drawer beneath, chrome heated towel rail, ceiling spotlights, extractor fan, shaver point, and an obscured double-glazed window providing natural light while maintaining privacy.

External

Garage

6.18m x 3.12m (20' 3" x 10' 3")
With up and over door, power and lighting

Outside

To the front of the property is a low-maintenance landscaped garden, alongside a tarmac driveway providing off-road parking and access to a brick-built garage.
Gated side access leads to the beautifully landscaped rear garden, which has been thoughtfully designed for outdoor living and entertaining. It features a stylish decked seating area with feature fencing, along with a further patio area directly off the kitchen-diner's bi-folding doors, creating a seamless connection between indoor and outdoor spaces. The garden is mainly laid to lawn, includes a wall-mounted outdoor tap, and is fully enclosed by timber fencing for privacy and security.

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. £200 per annum.



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