

Wallef Road, Brailsford, Ashbourne, Derbyshire. DE6 3GT

£430,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this stunning well-appointed and beautifully styled executive detached home, located in the popular residential village of Brailsford. This high specification home boasts a contemporary design with a stylish interior, the property is sold with the benefit of no upward chain and still being under the NHBC build warranty.

You can enjoy an easy open-plan living space with this delightful 4 bedroom property which has the benefits of a single garage, driveway parking and landscaped rear garden with bi-folding doors leading out. The living accommodation briefly consists on the ground floor; entrance hall with staircase leading to first floor, spacious lounge with a dual aspect and feature bay window, study/playroom, superb living kitchen/dining room with built-in appliances and bi-folding doors opening onto landscaped garden, utility room and fitted cloakroom with WC. The featured first floor landing leads to four generous bedrooms, the main bedroom benefits from a private en-suite shower room, and family bathroom.

FEATURES

- Detached Family Home
- No Upward Chain
- Popular Residential Location
- Four bedrooms, Master En Suite & Family Bathroom
- Spacious Open Plan Kitchen Diner
- Still Under NHBC Guarantee
- Driveway Parking for Three Vehicles and Garage
- Bi-fold doors To Rear Landscaped Garden
- Council Tax Band F



ROOM DESCRIPTIONS

Local Area

This desirable red brick village is close to the Peak District, between Derby and Ashbourne, on the A52. Brailsford has a relaxed village atmosphere and is well served by local amenities including a village shop/post office, C of E primary school, golf course, cafés and a local pub.

There is easy access to the market town of Ashbourne, known as the gateway to the Peak District National Park, it has a broad mix of shops, cafés, a supermarket, primary school, restaurants and bars. Furthermore, the nearby Derby City centre is only a short drive away providing additional shopping, dining and entertainment options.

There are also a number of 'Good' and 'Outstanding' rated primary schools nearby, including Osmaston C of E Primary School, Bradley C of E Primary School, and Kirk Langley C of E Primary School, with Brailsford Primary School within an easy walking distance.

Located in Brailsford, the property enjoys excellent transport links with regular bus services and easy access to major road networks, including the A52 and A515. Meanwhile, mainline rail links from Derby offer access to London in around 90 minutes.

Ground floor

Entrance 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 and dining kitchen. Feature Moduleo wood effect flooring, which continues throughout the ground floor.

Open Plan Kitchen Diner

6.92m x 3.69m (22' 8" x 12' 1")
This spacious dining kitchen has a sleek range of base and eye level units, preparation surfaces with matching full splashback and LED down-lighting, inset sink and integrated appliances consisting of fridge freezer, dishwasher, electric fan assisted oven and grill, microwave oven, and a four ring induction hob with extractor fan over and an island, providing further useful storage. In the dining area there is a double glazed window to the rear elevation, providing views out overlooking the garden, and double glazed bi-folding doors leading out to the patio area.

Living Room

6.62m x 3.44m (21' 9" x 11' 3")
Enjoying a dual aspect with an attractive double glazed bay window to front and a double glazed window overlooking rear garden, wall mounted radiators, decorative panelling to main feature wall, internal doors leading to hallway and kitchen diner.

Office / Playroom

2.86m x 2.60m (9' 5" x 8' 6")
This versatile room has double glazed window to the front elevation, wall mounted radiator and decorative part-panelled walls, making this room a stylish and useful space.

Utility Room

1.89m x 1.20m (6' 2" x 3' 11")
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

1.59m x 1.53m (5' 3" x 5' 0")
With full height tiling to two of the walls, wall hung WC and wash hand basin, obscured double glazed window to the side elevation, extractor fan and spot lighting to ceiling and wall mounted radiator.

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 to the rear elevation and a loft access hatch.

Bedroom One

3.55m x 2.92m (11' 8" x 9' 7")
Being the principle bedroom with a delightful dual aspect double glazed windows to the front and rear elevations, make this a delightful light and airy room, fitted high quality part-mirrored soft closing wardrobes, wall mounted radiator and door leading to the en-suite.

En Suite

This modern high quality shower room has; wall hung wash hand basin with chrome mixer tap over and vanity base draw beneath, low-level WC, double shower cubicle with chrome mains digitally operated waterfall shower, chrome ladder style heated towel rail, electric extractor fan and shaver point and double glazed opaque window to the side elevation.

Bedroom Two

3.75m x 3.00m (12' 4" x 9' 10")
Double glazed window to the side elevation and wall mounted radiator.

Bedroom Three

3.49m x 2.88m (11' 5" x 9' 5")
Double glazed window to the front elevation, fitted high quality part-mirrored soft closing wardrobes and wall mounted radiator.

Bedroom Four

2.66m x 1.89m (8' 9" x 6' 2")
Double glazed window to the front elevation and wall mounted radiator.

Family Bathroom

Panel enclosed bath with central fill tap, a chrome hand held shower attachment and a rainfall head shower over, chrome wall mounted mixer taps and shower controls, glass shower screen, low flush WC, wall hung wash hand basin with chrome mixer tap over and vanity base draw beneath, chrome heated towel rail, shaving point, spotlights and extractor fan to ceiling and obscured double glazed window.

External

Outside

To the front of the property there is a landscaped garden and a tarmac driveway provides car standing spaces for three cars and leads to a brick garage, with up and over door, power and lighting.
There is a side gate leading to the rear of the property, where there is a delightful landscaped garden, comprising of a patio seating area with feature pergola over, which has the bi-folding doors leading from the kitchen-diner, making this a fabulous entertaining space, laid lawn with raised planted border, additional feature seating area, wall mounted outside tap and timber fence surround.

Additional information

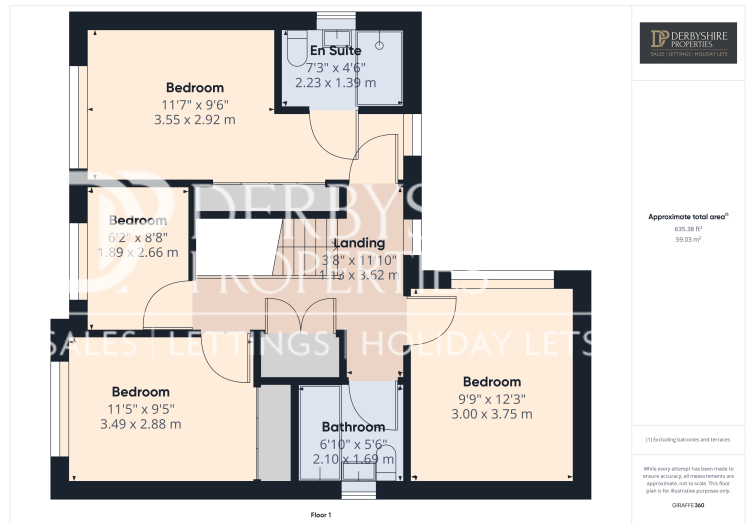
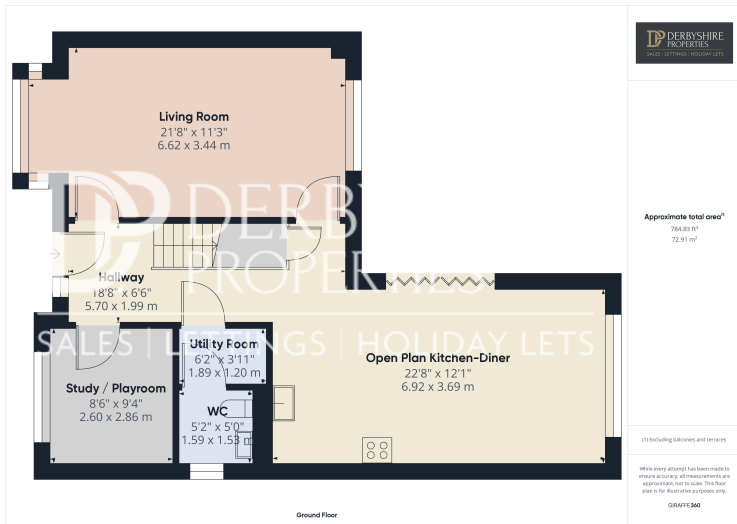
The property is still under the NHBC build guarantee.
Gas central heating and double glazing throughout.
There is to be a communal charge applicable of approx. £200 per year.

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.



FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		92
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	