

Wallef Road, Brailsford, Ashbourne. DE6 3GT

£450,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this stunning, beautifully styled executive detached home, located in the sought-after residential village of Brailsford. This high-specification property boasts a contemporary design with a stylish interior and is offered with the added benefits of no upward chain and remaining under the NHBC build warranty.

The home offers a delightful open-plan living environment, perfect for modern family life, and benefits from a single garage, driveway parking, and a landscaped rear garden with bi-folding doors providing a seamless connection to the outdoors.

The ground floor accommodation comprises a welcoming entrance hall with staircase to the first floor, a spacious lounge with dual aspects and feature bay window, a versatile study/playroom, and a superb living kitchen/dining room fitted with integrated appliances and bi-folding doors opening onto the landscaped garden. In addition, there is a utility room and a fitted cloakroom with WC.

To the first floor, a bright landing leads to four generously sized bedrooms, including the principal bedroom with a private en-suite shower room, alongside a well-appointed family bathroom.

This exceptional home combines contemporary style with practical family living and is ideally situated within a highly desirable village location, making an early internal viewing highly recommended.

FEATURES

- Popular and Convenient Residential Location
- Detached Family Home
- Four bedrooms, including a master with en-suite
- Beautiful open-plan living kitchen/dining area with bi-folding doors to the landscaped garden
- Landscaped rear garden – perfect for relaxing or entertaining
- Single garage and driveway providing ample off-road parking
- Versatile study/playroom, utility room, and stylish cloakroom with WC
- High-specification finish throughout and still under NHBC warranty



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 Modulee wood effect flooring, which continues throughout the ground floor.

Open Plan Kitchen Diner

This spacious dining kitchen is fitted with a sleek range of base and eye-level units, complemented by preparation surfaces with matching full splashbacks and LED down-lighting. An inset sink and integrated appliances – including a fridge freezer, dishwasher, electric fan-assisted oven and grill, microwave, and four-ring induction hob with extractor fan – combine style and functionality. There is ample space in the dining area for both dining and living furniture.

A rear-facing double-glazed window overlooks the garden, while double-glazed bi-folding doors open onto the patio, providing easy access to the outdoor space and creating a versatile area for dining and relaxation.

Utility Room

The utility room features work surfaces with under-counter storage and plumbing for a washing machine. It is fitted with a wall-mounted radiator, extractor fan, and ceiling spotlights, and includes an internal door providing access to the WC.

WC

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.

Living Room

The living room enjoys a dual aspect, featuring an attractive double-glazed bay window to the front and a further window overlooking the rear garden. Wall-mounted radiators provide comfort, while internal doors offer convenient access to the hallway and kitchen/dining area, creating a versatile and well-connected living space.

Study / Playroom

Currently used as an office, this versatile room features a double-glazed window to the front elevation and a wall-mounted radiator, offering a flexible space that could be used as a study, playroom, or additional living area.

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

The master bedroom is a spacious and inviting room, featuring a delightful dual aspect with double-glazed windows to both the front and rear elevations. It is fitted with high-quality, part-mirrored soft-closing wardrobes and a wall-mounted radiator, while a door provides direct access to the en-suite.

En Suite

This modern en-suite 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

Double glazed window to the side elevation, overlooking the rear garden, and wall mounted radiator.

Bedroom Three

Double glazed window to the front elevation, fitted high quality part-mirrored soft closing wardrobes and wall mounted radiator.

Bedroom Four

Double glazed window to the front elevation and wall mounted radiator.

Family Bathroom

The family bathroom is well-appointed with a panel-enclosed bath featuring a central fill tap, chrome hand-held shower attachment, and an overhead rainfall shower. Chrome wall-mounted mixer taps and shower controls, along with a glass shower screen, complement the low-flush WC and wall-hung wash hand basin with chrome mixer tap and vanity base drawer beneath. The room also benefits from a chrome heated towel rail, shaving point, ceiling spotlights, extractor fan, and an obscured double-glazed window.

External

Garage

With up and over door, side door, power and lighting.

Outside

To the front, the property benefits from a landscaped garden and a tarmac driveway providing off-road parking complete with an EV charging point, which leads to the garage.

A side gate gives access to the rear garden, which is beautifully landscaped and offers a delightful resin patio seating area directly accessible via the bi-folding doors from the kitchen-diner, creating a superb space for entertaining, a wall-mounted outside tap. Beyond the patio, a raised lawn with steps and planting mature tree, and timber fencing provide both practicality and privacy.

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. £400 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	