



11 Broomy Drive

Brailsford, Ashbourne, DE6 3GP

**** IMMACULATE PROPERTY ON A GOOD SIZE PLOT **** Modern semi detached property located in the highly regarded village of Brailsford, Perfect for families also- if you have children you are only a short walk away from the nearest school. The property offers a hall with guest cloakroom, fitted kitchen with built in appliances and a lounge diner with doors onto the garden. Three bedrooms, master with en suite shower room and a family bathroom. Landscaped gardens and a long side drive. A VIEWING APPOINTMENT IS HIGHLY RECOMMENDED

Offers In The Region Of £265,000

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- IMMACULATE PROPERTY
- LOUNGE DINER
- LANDSCAPED GARDENS
- HALL & CLOAKROOM
- THREE BEDROOMS
- DRIVE
- FITTED KITCHEN WITH BUILT IN APPLIANCES
- BATHROOM & EN SUITE

HALL

CLOAKROOM

KITCHEN

LOUNGE DINER

FIRST FLOOR LANDING

BEDROOM 1

EN SUITE

BEDROOM 2

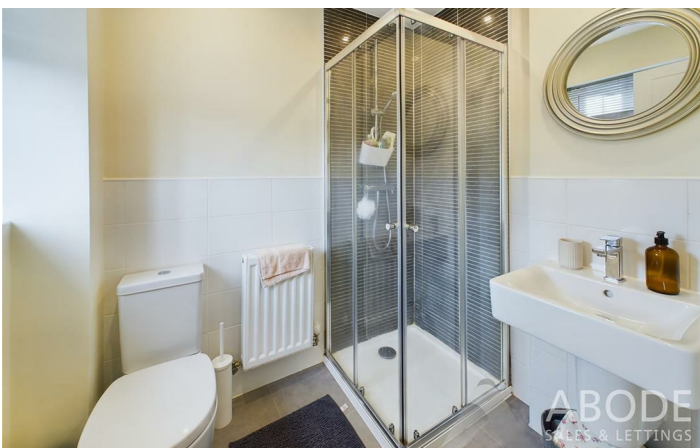
BEDROOM 3

BATHROOM

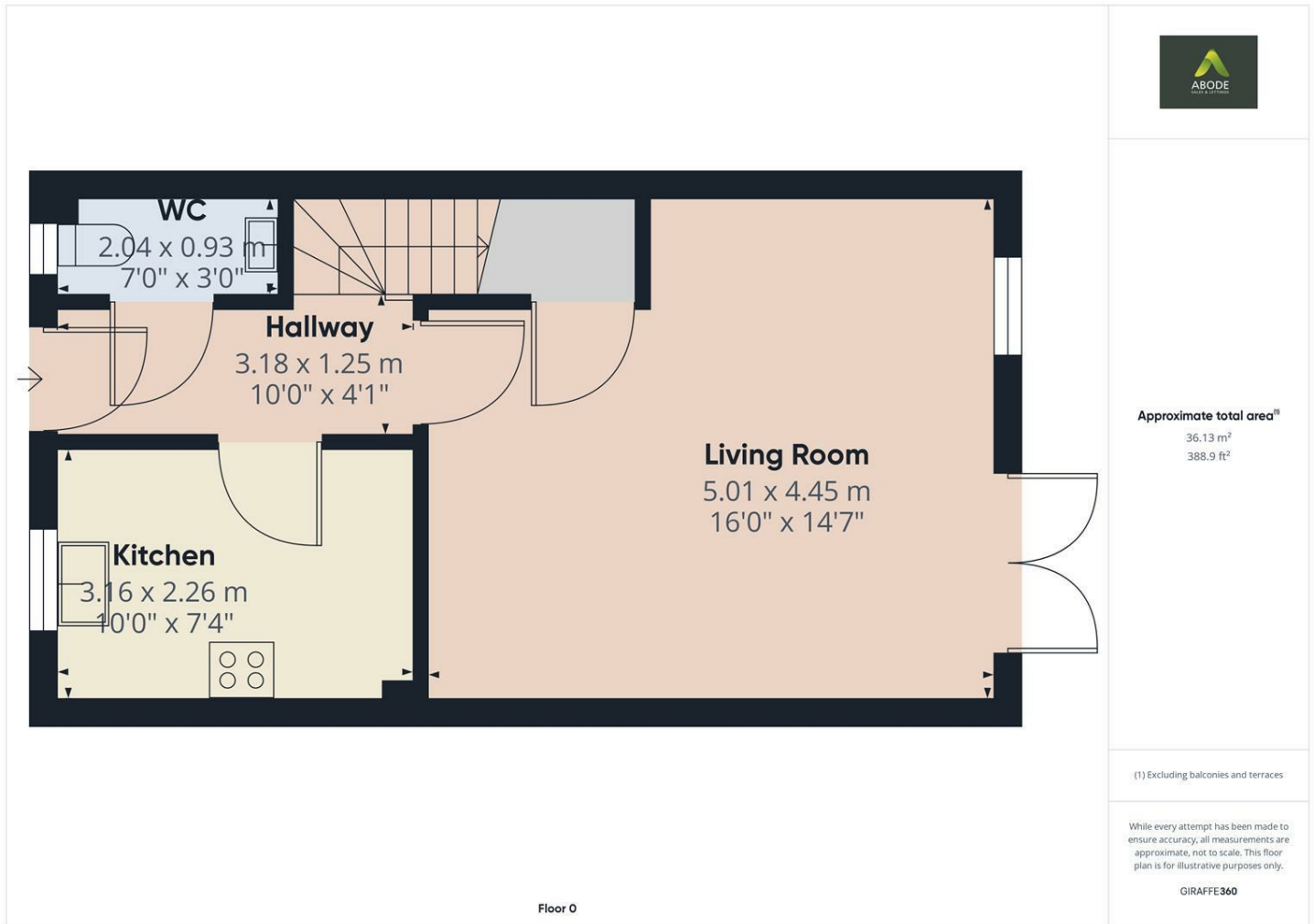
OUTSIDE



Directions



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1 Market Place, Ashbourne, Derbyshire, DE6 1ES
Tel: 01335 300600 Email: ashbourne@abodemidlands.co.uk <https://www.abodemidlands.co.uk>

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