





Abode Estate Agents are delighted to offer for sale this most palatial double-fronted detached property, located within a private electric-gated development in the highly desirable village of Brailsford. Occupying an exclusive gated courtyard setting, this modern four-bedroom detached family home offers spacious and versatile accommodation ideal for contemporary family living.

The property briefly comprises a welcoming entrance hallway with ground floor WC, a spacious lounge with French doors opening onto the rear garden, a well-appointed kitchen with adjoining utility room, a separate dining room offering flexible use, and a front-facing study ideal for home working.

To the first floor are four well-proportioned bedrooms, including a generous principal bedroom with en-suite bathroom and fitted wardrobes, a second bedroom with en-suite shower room and built-in storage, together with two further bedrooms served by a family bathroom.

Externally, the home benefits from its attractive position within a private gated courtyard development, offering both privacy and a sought-after village setting.

An annual service charge of approximately £150 applies for the upkeep of the estate.



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SALES & LETTINGS

Hallway

Entered via a double glazed front entrance door with adjoining double glazed window panels, the welcoming hallway features a central heating radiator with thermostat control and a staircase rising to the first floor landing. There is also a useful under-stairs storage cupboard. Internal doors lead to:

W.C.

Fitted with a low-level WC and pedestal wash hand basin. Double glazed frosted window to the side elevation, central heating radiator and housing for the electrical consumer unit.

Lounge

A bright and spacious reception room featuring a double glazed window to the front elevation and double glazed French doors with matching side panels opening onto the rear garden. The room benefits from two central heating radiators and a focal point gas fire set within a timber Adam-style surround.

Utility Room

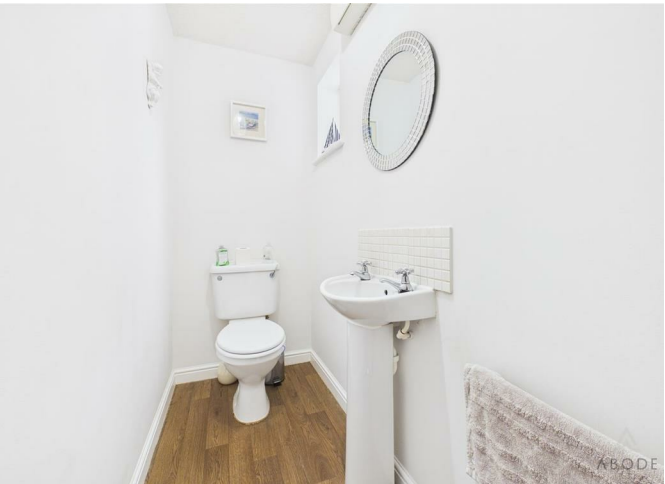
Accessed via a double glazed frosted side entrance door. Fitted with base level storage cupboards and wood-block effect roll-top work surfaces with complementary tiled splashbacks. Stainless steel sink and drainer, plumbing and space for freestanding under-counter appliances, central heating boiler, carbon monoxide detector, extractor fan and central heating radiator.



Kitchen

Well-appointed kitchen with two double glazed windows overlooking the rear garden and an additional double glazed window to the side elevation. Fitted with a range of matching base and eye-level cupboards and drawers with wood-block effect roll-top work surfaces and complementary tiled splashbacks. Integrated appliances include a 1½ stainless steel sink with mixer tap, oven and grill, and a four-ring gas hob with extractor hood above. There is further space and plumbing for freestanding under-counter appliances, a central heating radiator, telephone point and TV aerial point. Internal doors lead to:







Dining Room

Featuring a double glazed window to the rear elevation and a central heating radiator. Currently utilised as a dining room, this versatile space could equally serve as a playroom or offers potential for opening into the kitchen (subject to the necessary permissions).

Study

With a double glazed window to the front elevation, central heating radiator and TV aerial point. Ideal as a home office.

Bedroom One

Spacious principal bedroom with two double glazed windows to the rear elevation, central heating radiator and a range of built-in double wardrobes with hanging rails and shelving. Internal door leads to:

En-suite Bathroom

Double glazed frosted window to the rear elevation. Fitted with a four-piece suite comprising low-level WC, pedestal wash hand basin, panelled bath and a separate shower cubicle with folding glass screen. Complementary tiling, central heating radiator and extractor fan.

Bedroom Two

Double glazed window to the rear elevation, central heating radiator and built-in double wardrobe with hanging rail and shelving. Internal door leads to:

En-suite Shower Room

Double glazed frosted window to the rear elevation. Three-piece suite comprising low-level WC, pedestal wash hand basin and shower cubicle with folding glass screen. Central heating radiator and extractor fan.

Bedroom Three

Two double glazed windows to the front elevation and central heating radiator.

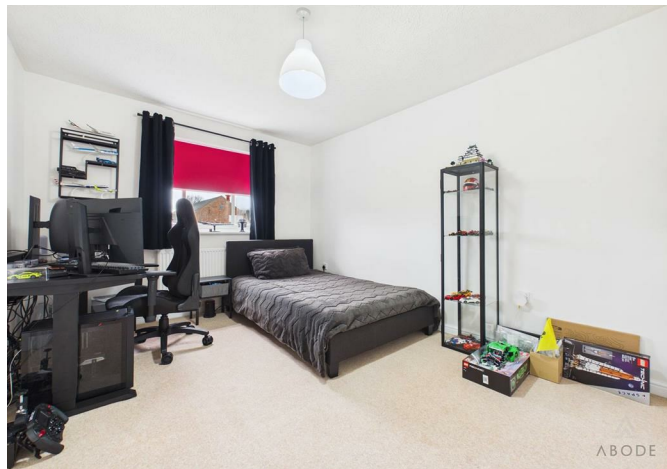
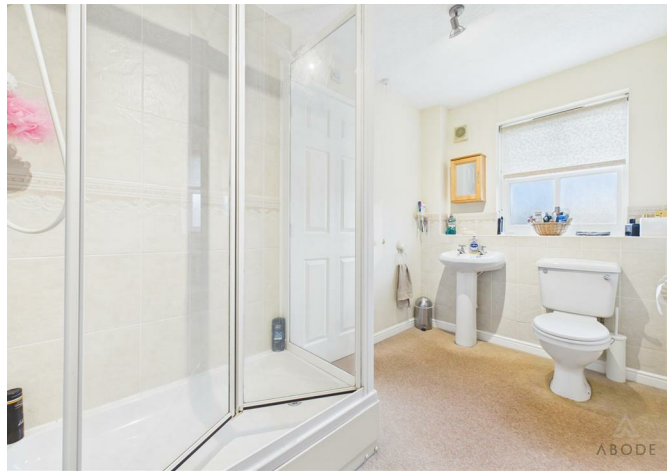
Bedroom Four

Two double glazed windows to the front elevation and central heating radiator.

Family Bathroom

Double glazed frosted window to the side elevation. Fitted with a three-piece suite comprising low-level WC, pedestal wash hand basin and panelled bath with complementary tiled surround. Central heating radiator and extractor fan.



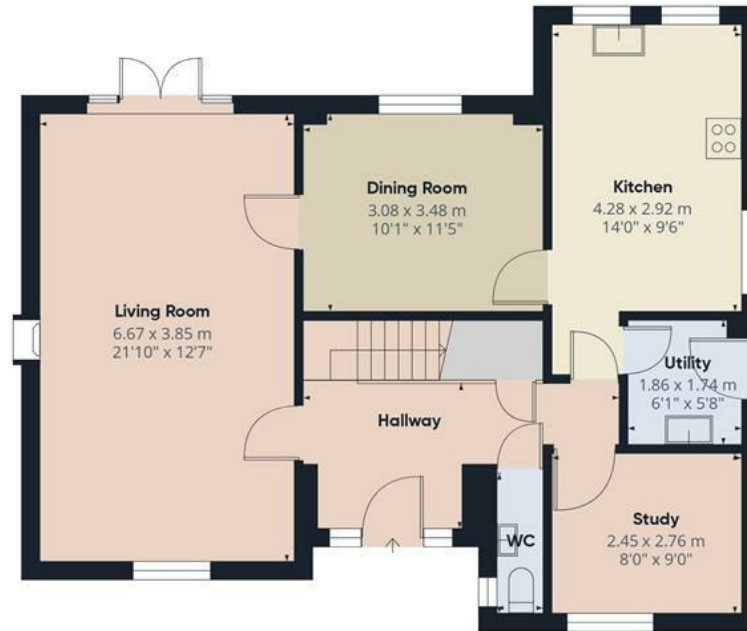










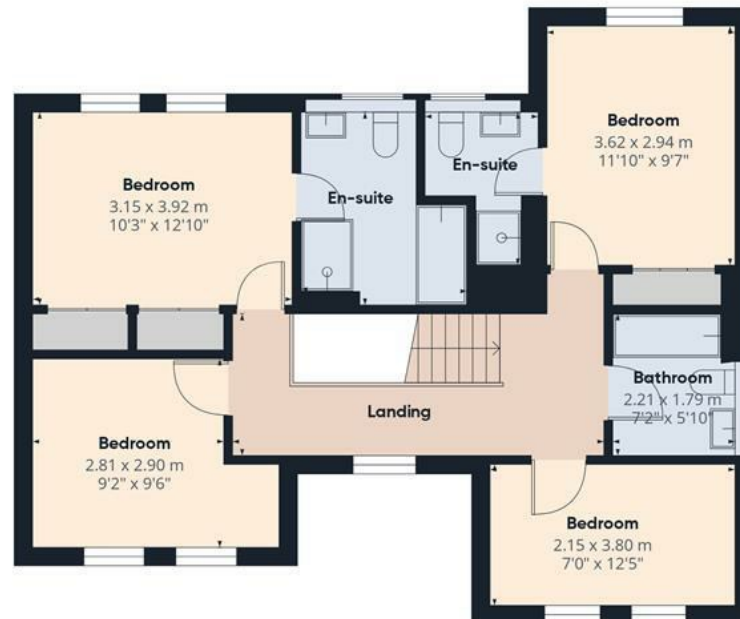


Floor 0 Building 1

Approximate total area⁽¹⁾

139.6 m²

1504 ft²



Floor 1 Building 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Double Garage

5.00 x 5.35 m

16'4" x 17'6"



Floor 0 Building 2

Approximate total area⁽¹⁾

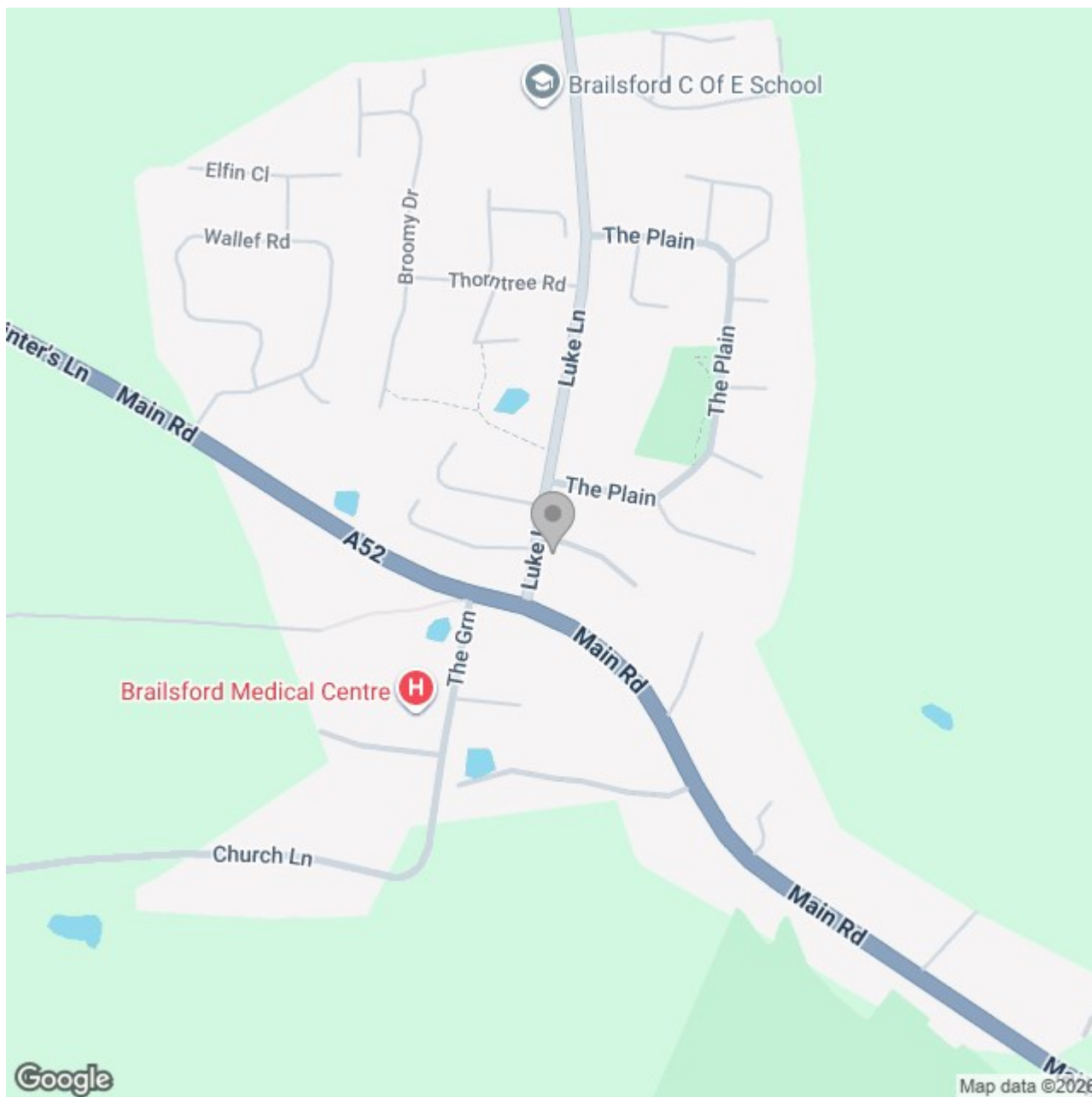
26.9 m²

290 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	