





This is a modern three-bedroom home in the desirable village of Brailsford, conveniently located between Derby and Ashbourne and close to the Peak District. The village has a relaxed atmosphere with useful local amenities including a shop and post office, café, pub, golf course and C of E primary school. Ashbourne is only a short drive away, offering a wider range of shops, supermarkets, restaurants, cafés and bars, while Derby city centre provides further shopping, dining and entertainment options.

The property is well connected, with easy access to the A52, local bus routes and full-fibre broadband, making it suitable for home working. Brailsford Primary School is within walking distance, with several other nearby primary schools rated Good or Outstanding.

Inside, the property has a welcoming entrance hallway with useful under-stairs storage and utility space, a modern cloakroom and a bright dual-aspect lounge. The kitchen and dining room is a key feature, with integrated appliances, plenty of storage and bi-fold doors opening directly onto the garden, creating a bright and sociable space.

Upstairs are three bedrooms, including a spacious dual-aspect principal bedroom with a built-in mirrored wardrobe and views over the greenery and park area. There are two further well-proportioned bedrooms and a modern family bathroom with a bath and waterfall shower.

Overall, it is a well-presented and practical three-bedroom home offering modern living, garden access, off-street parking, excellent connectivity and easy access to local amenities, schools, Derby, Ashbourne and the Peak District.



Hallway

A composite front entrance door opens into the welcoming hallway, with an adjoining UPVC double-glazed frosted window. The hallway benefits from useful under-stairs cupboard.

A practical under-stairs storage and utility cupboard housing the electrical consumer unit, with plumbing and space for freestanding and under-counter white goods. The cupboard also benefits from a telephone point, fibre connection point, home alarm system and extractor fan.

Also present in the hallway is a doorbell chime, central heating radiator, ceiling spotlights, smoke alarm and thermostat. An internal door leads to:

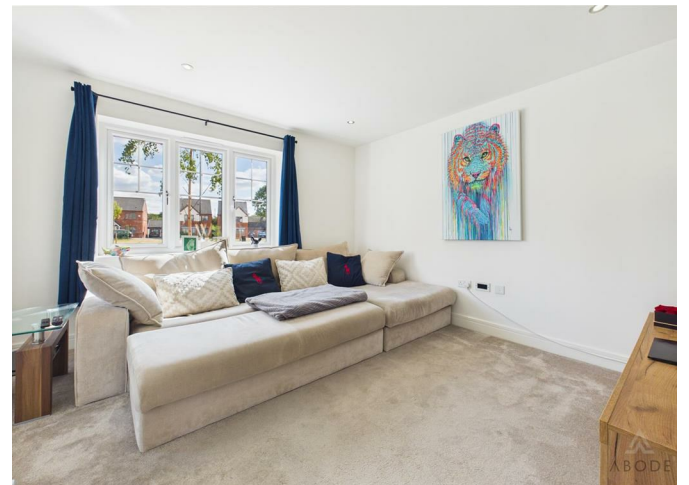
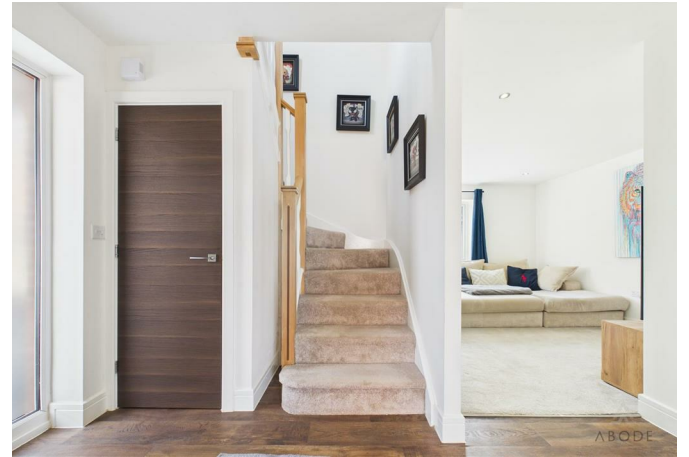
Cloakroom/WC

Fitted with a low-level WC with continental-style flush and a floating wash hand basin with mixer tap. Complementary wall tiling, heated towel radiator, ceiling spotlight and built-in extractor fan complete the room.

Lounge

A bright dual-aspect reception room with UPVC double-glazed windows overlooking the front and side elevations. The room benefits from telephone, TV aerial and Ethernet points, together with ceiling spotlights.







Kitchen/Diner

A stylish and well-equipped kitchen/diner featuring a range of matching base and high-level storage cupboards and drawers, complemented by wood-block-effect drop-edge preparation work surfaces. Integrated appliances include an oven, microwave oven/grill, dishwasher and five-ring induction hob with built-in extractor. Further features include a stainless-steel sink with mixer tap, pan drawers, LED downlighting, ceiling spotlights, extractor fan and central heating radiator.

UPVC double-glazed bi-fold doors open directly onto the garden, creating an excellent space for entertaining and allowing plenty of natural light into the room.

Landing

The landing features a UPVC double-glazed window overlooking the front elevation, smoke alarm and access to the loft via a loft hatch. There is also a useful built-in storage cupboard housing the central heating combination gas boiler. Internal doors lead to:

Bedroom One

A generous dual-aspect principal bedroom with two UPVC double-glazed windows overlooking the front and side elevations. The side window enjoys attractive views over the greenery and park area within the development.

The bedroom benefits from a central heating radiator, thermostat and built-in double wardrobe with mirrored sliding doors, incorporating hanging rails and shelving.

Bedroom Two

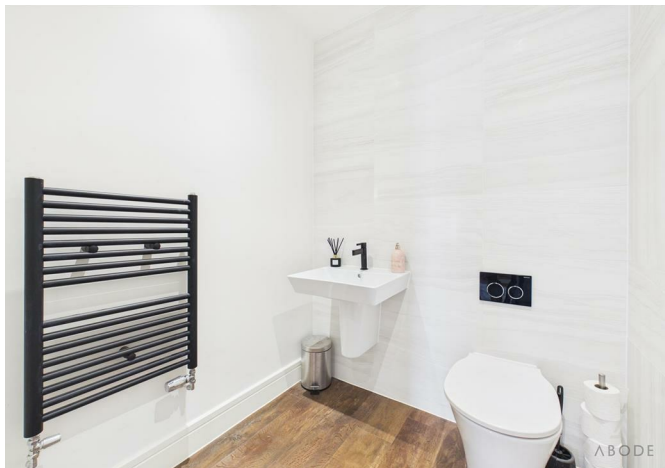
A well-proportioned bedroom with UPVC double-glazed window overlooking the rear elevation and central heating radiator.

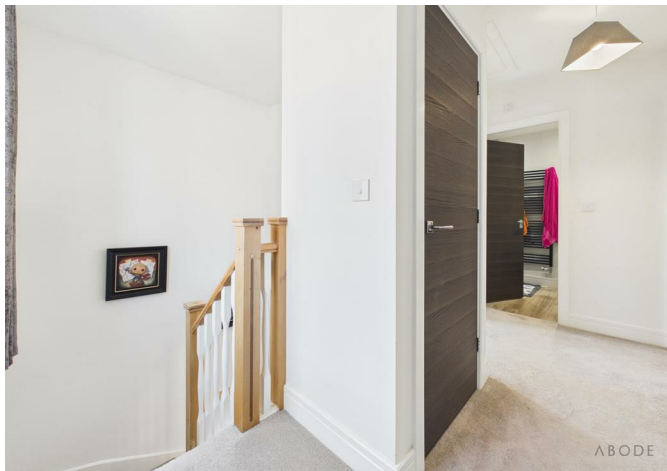
Bedroom Three

A further bedroom with UPVC double-glazed window overlooking the front elevation, TV and Ethernet points and central heating radiator.

Family Bathroom

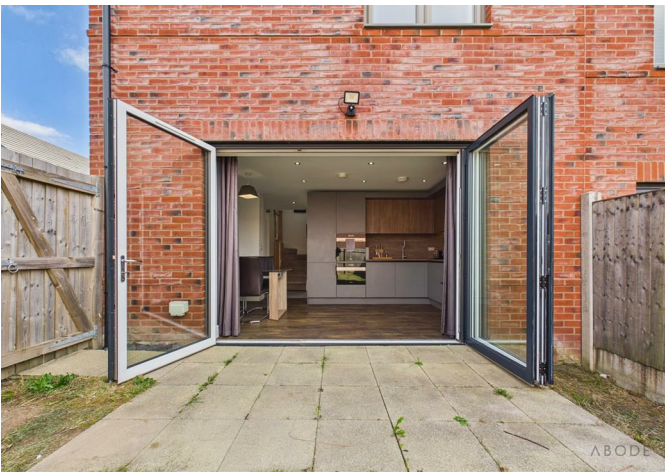
A modern three-piece family bathroom comprising a low-level WC with continental-style flush, bath with glass shower screen and waterfall showerhead, and wash hand basin with bespoke mixer tap. Complementary wall tiling, heated towel radiator, ceiling spotlight and built-in extractor fan complete the room.



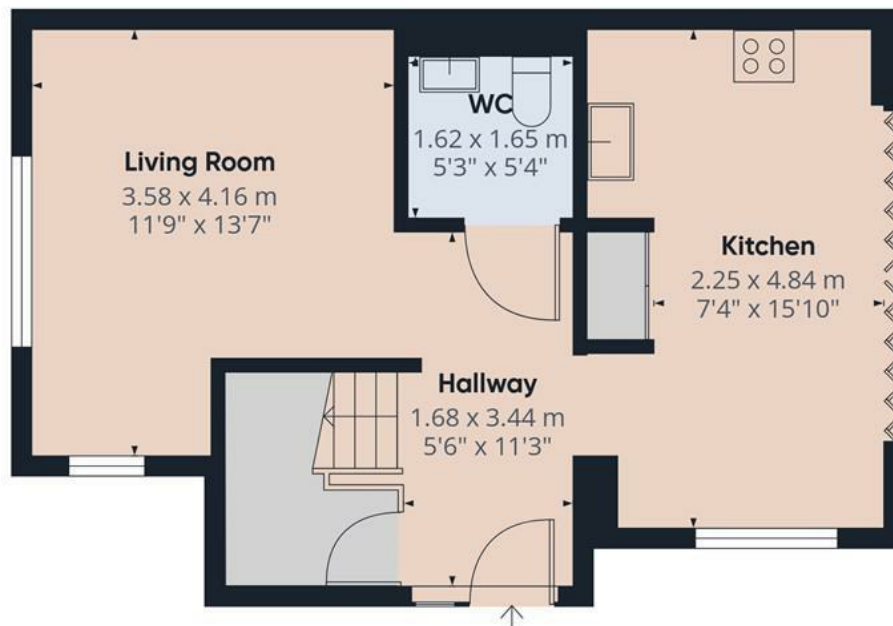




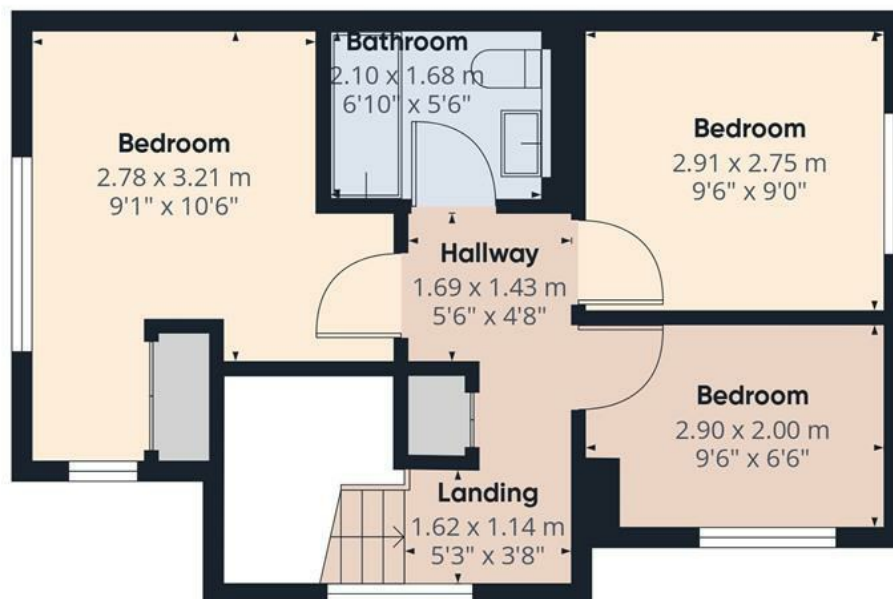








Floor 0



Floor 1

Approximate total area⁽¹⁾

75.3 m²

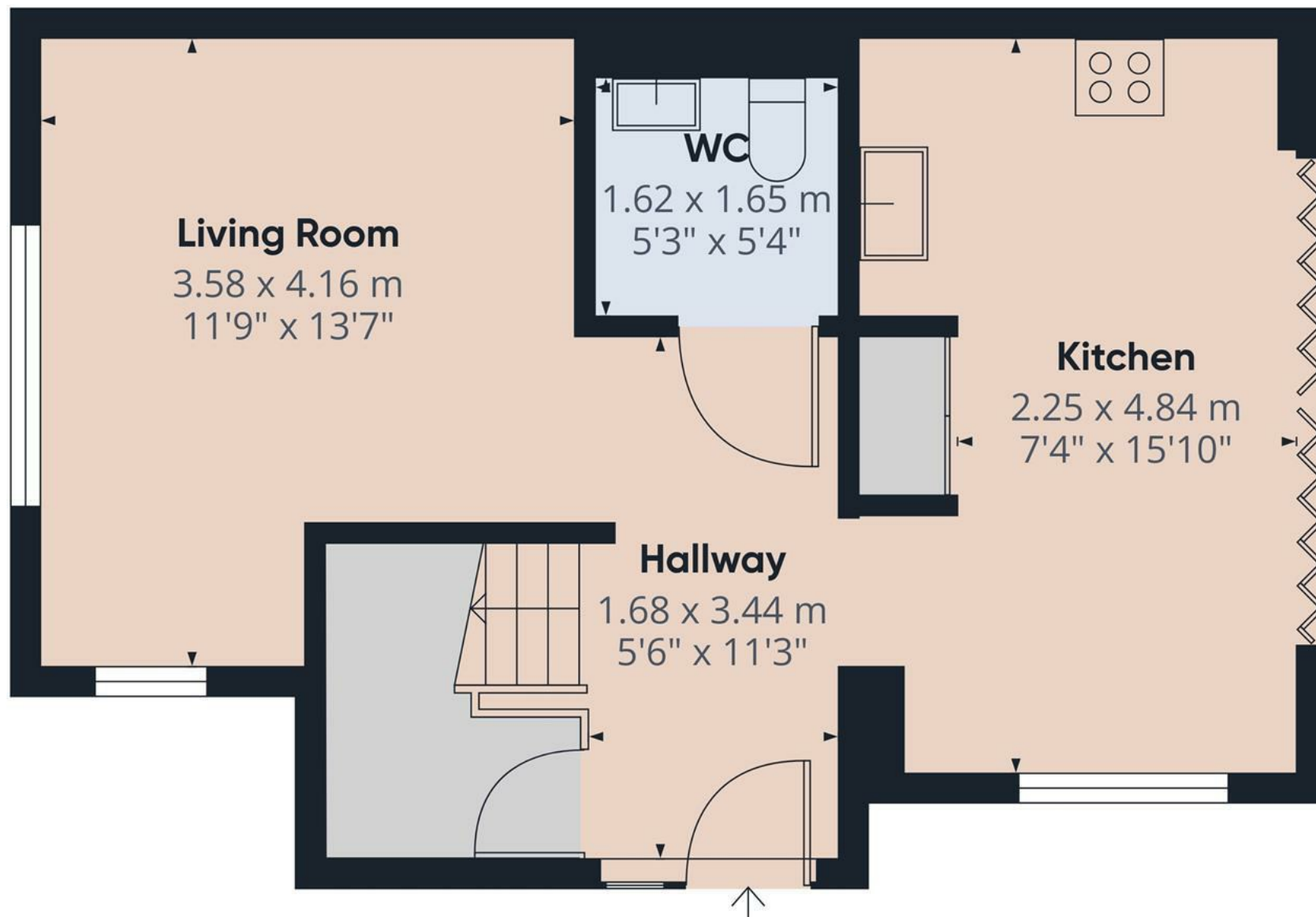
810 ft²

(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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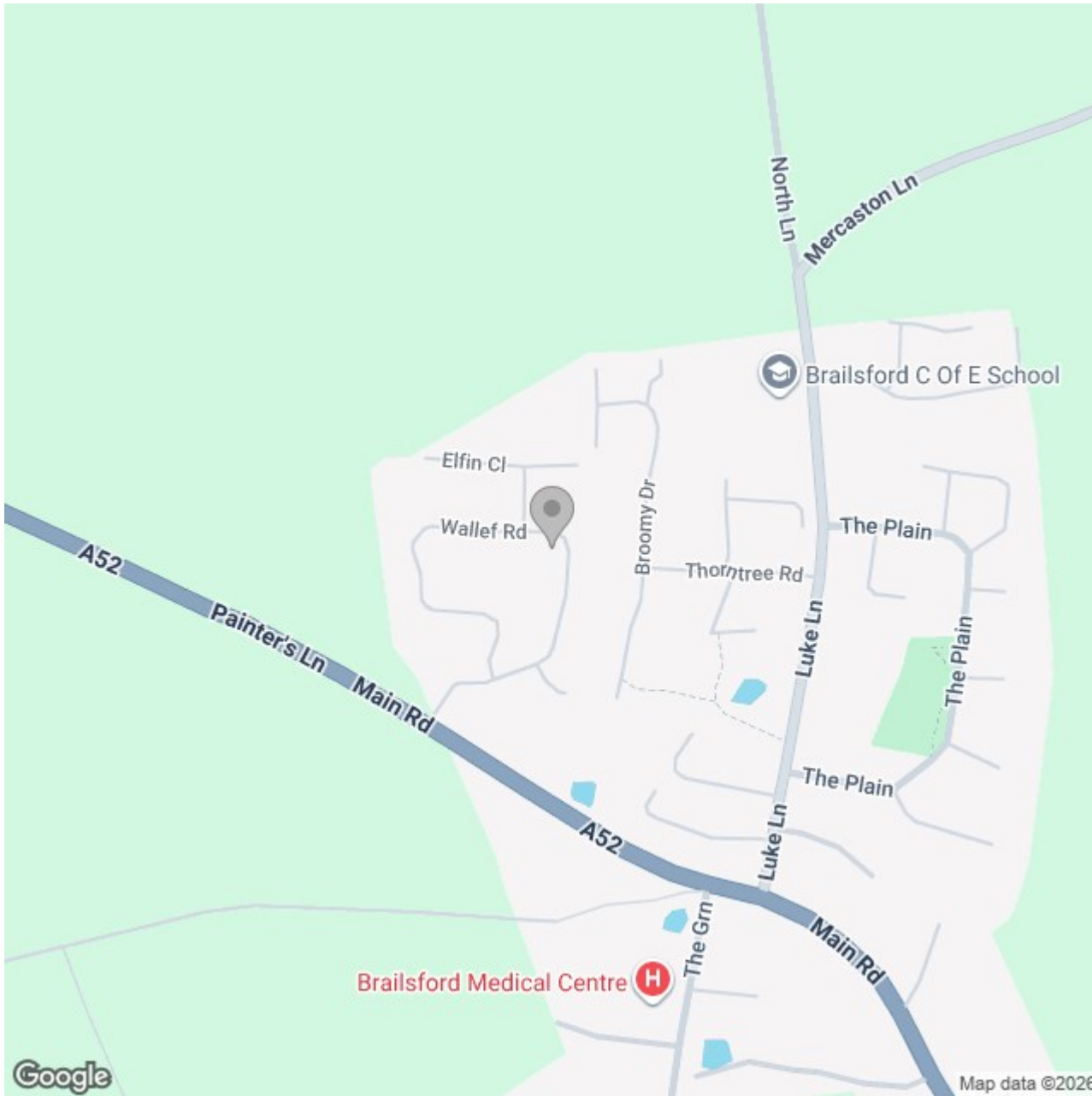
Floor 0

Approximate total area⁽¹⁾
40 m²
430 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	79	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	