

Wallef Road

Brailsford, Ashbourne, DE6 3GT

John
German





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Guide price £415,000

Stunning high spec family home! Superb modern design offering plenty of sociable space perfect for modern day living with highlights including dual aspect lounge, family room/study, open-plan living dining kitchen, four bedrooms, ensuite, plus large driveway and garage.



Set on a corner plot with driveway parking for up to three vehicles and brick-built single garage, entrance to the property is via a lovely spacious entrance hall having stairs rising to the first floor, a large understairs storage cupboard, central heating radiator and doors leading off to the main living accommodation.

The lounge enjoys a double aspect with uPVC double glazed windows overlooking both the front gardens.

On the opposite side of the entrance hall is the study/family room with a uPVC double glazed window to the front and a central heating radiator.

Also located off the entrance hall is the utility room fitted with wall mounted storage cupboards, roll edge work surface and space beneath for a washing machine and tumble dryer, plus central heating radiator and hanging space for coats. The utility room leads to the ground floor WC, fitted with a low flush WC, wash hand basin, radiator, and uPVC double glazed window to the side.

They say the kitchen is the heart of every home and this lovely open-plan layout certainly ensures the truth of that statement, beginning with the kitchen area which is fitted with a sleek range of contrasting base and eye level units, built-in double oven, electric hob and extractor fan. Further integrated appliances include a fridge freezer and dishwasher. Wide bi-folding doors open out onto the rear gardens.

There is plenty of living and dining space on offer for entertaining, completed with a uPVC double glazed window to the rear and radiator.

Stairs ascend to the spacious landing having a large built-in double storage cupboard, radiator, uPVC double glazed window to the rear and loft access.

The master bedroom is "L" shaped with uPVC double glazed windows to both the front and rear, together with the added benefits of mirrored sliding built-in wardrobes, as well as its own ensuite fitted with a three-piece suite comprising walk-in shower, low flush WC, and wash hand basin, completed with ceramic tiling and a chrome heated towel rail.

There are three further bedrooms all with uPVC double glazed windows and central heating radiators.

Completing the internal accommodation is the family bathroom, fitted with a three-piece suite comprising panelled bath, low flush WC and wash hand basin, completed with ceramic tiling and a chrome heated towel rail.

Outside, the property is set back from the road on a corner plot with a lawned front garden and side driveway providing off road parking as well as access to the garage. Gated access leads to the enclosed rear garden with spacious patio area and raised lawn.

Note: We understand that there is to be a communal charge applicable of approx. £200 per annum.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

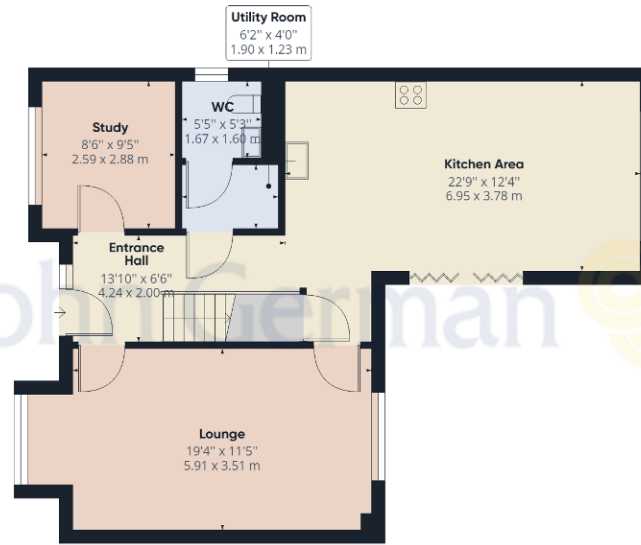
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/13122022

Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band F





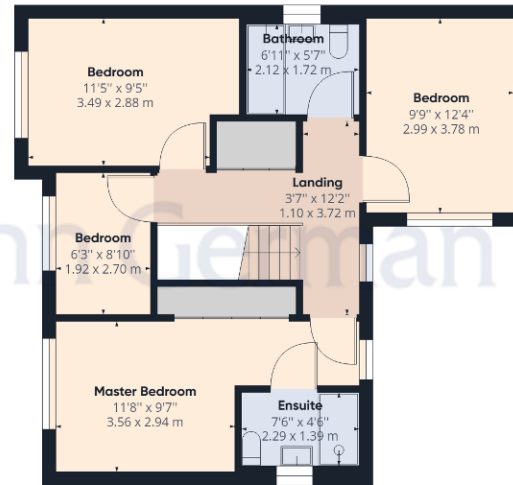


Ground Floor

Approximate total area⁽¹⁾

1442.05 ft²

133.97 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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