

Blackthorn Close

Brailsford, Ashbourne, DE6 3GW

John 
German





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£290,000

A stunning, recently built, modern home located in the desirable area of Brailsford. This beautifully presented and upgraded detached home is ideal for young families and first-time buyers seeking a contemporary living space.



Located in a quiet cul-de-sac of Blackthorn Close, off Sycamore Way, in the sought-after location of Brailsford. It benefits from a family-friendly area, offering a safe and peaceful environment with local amenities closeby such as shops, schools, and countryside walks, catering to the needs of families and first-time buyers. Benefitting from excellent transport links with regular bus services and easy access to major road networks, including the A52 and A515. The nearby Derby City centre is only a short drive away providing additional shopping, dining and entertainment options. Furthermore, 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.

The front composite door opens into the reception hallway which has a central heating radiator, staircase to the first floor with useful under stair storage cupboard.

The guest cloakroom has a pedestal wash hand basin with chrome mixer tap over, tile splashback, low-level WC, central heating radiator, sealed unit double glazed opaque window in UPVC frame to front and electric circuit board. Undoubtedly one of the main selling features of this property is its stunning and upgraded open plan living dining kitchen area. The kitchen has quartz preparation surfaces with inset one and a half composite sink with adjacent drainer and chrome mixer tap over with matching quartz upstand. A range of cupboards and drawers beneath with integrated CDA wine cooler, AEG dishwasher, AEG electric combi fan assisted oven and grill with microwave feature and warming drawer beneath, adjacent AEG self-cleaning fan assisted oven and grill, Zanussi fridge freezer, Zanussi washer dryer and a Bertazzoni four ring gas hob over with Bosch extractor fan. A waterfall breakfast bar provides a seating area, electric plinth heater, Worcester Boch combination boiler and sealed unit double glazed windows in uPVC frames to front.

The living area has a central heating radiator and sealed unit double glazed windows and French doors to rear.

On the first floor landing there are doors off to the bedrooms and family bathroom plus a useful store cupboard. Sealed unit double glazed opaque window in uPVC frame to side.

Moving into the principal bedroom, there is a central heating radiator, sealed unit double glazed windows in UPVC frames to front and useful built-in mirrored wardrobes with sliding doors. It has the benefit of its own en suite shower room having a white suite comprising pedestal wash hand basin with chrome mixer tap over with tile splashback, low-level WC and double shower cubide with chrome mains shower over. Electric extractor fan and shaver point, sealed unit double glazed opaque window in UPVC frame to front and a wall mounted mirrored cabinet.

Both the second and third bedrooms have central heating radiators and sealed unit double glazed windows in uPVC frames to rear.

The family bathroom has a white suite comprising pedestal wash hand basin with chrome mixer tap over with tile splashback surround, low-level WC, bath with chrome mixer tap over and an electric extractor fan.

Outside to the front of the property is a double tarmac driveway providing off-street parking. To the rear of the property is a spacious and well-presented garden comprising patio seating area with timber pergola, laid lawn with timber fence surround, timber shed and outside tap.

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.

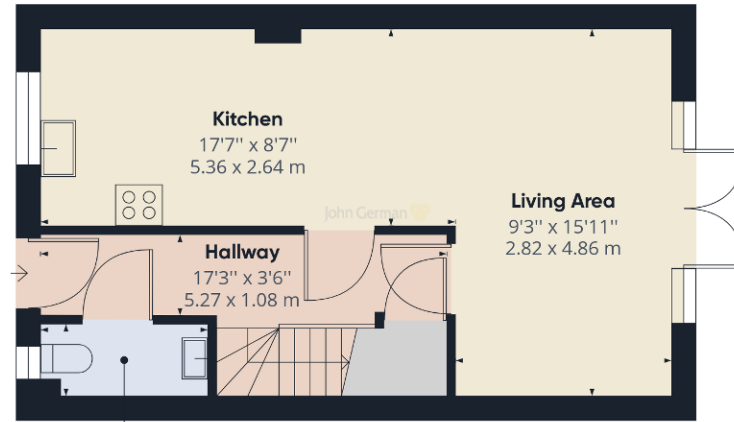
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/05072023

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



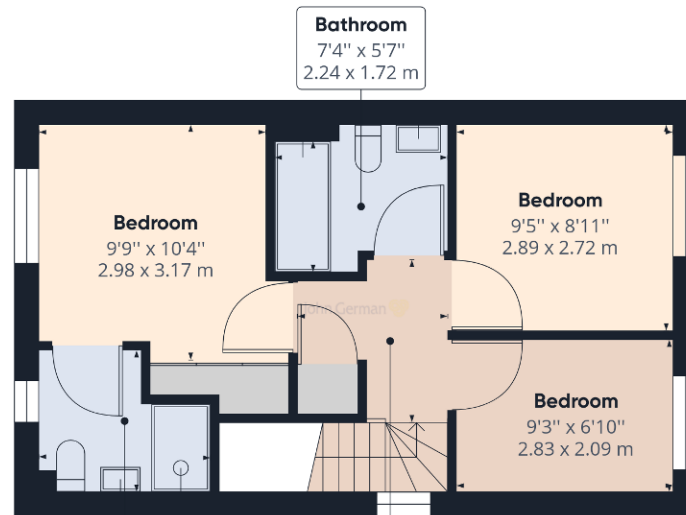




WC
7'3" x 3'0"
2.22 x 0.93 m

Ground Floor

Approximate total area⁽¹⁾
812.62 ft²
75.50 m²



Bathroom
7'4" x 5'7"
2.24 x 1.72 m

Ensuite
7'4" x 6'0"
2.25 x 1.85 m

Landing / Hallway
6'3" x 6'10"
1.93 x 2.11 m

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		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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