

Wallef Road

Brailsford, Ashbourne, DE6 3GT

John 
German





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£425,000

Available with no upward chain is this modern four-bedroom detached property set within a popular development, benefitting from a south facing garden, single garage and off-road parking.



Built in 2022, this high specification home boasts a contemporary design with a stylish interior, the property is sold with the benefit of no upward chain. Internally briefly comprises entrance hallway, study, sitting room, utility room, guest cloakroom and open plan dining kitchen. To the first floor is a master bedroom with ensuite, three further bedrooms and a family bathroom. Located in Brailsford, the property enjoys excellent transport links with regular bus services and easy access to major road networks, including the A52 and A515. Brailsford also offers a range of amenities, public house, post office/village shop and primary school. 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.

A composite door opens into the entrance hallway with stairs rising to the first-floor, useful understairs storage cupboard and doors providing access to the study, sitting-room, utility and in turn guest cloakroom and dining kitchen.

The useful study is perfect for home working, but could also be utilised as a playroom or snug, with a UPVC double glazed window to the front elevation. Moving into the dual aspect sitting room, there is a UPVC double glazed square bay window to the front and UPVC double glazed window to the rear.

The dining kitchen has a range of base and eye level units, preparation surfaces with inset sink and integrated appliances consisting of fridge freezer, dishwasher, Hotpoint electric fan assisted oven and grill, second Hotpoint oven and microwave, and a four ring Hotpoint induction hob with extractor fan over. In the dining area there is a UPVC double glazed window to the rear and unit double glazed windows in UPVC frames to rear and UPVC double glazed bi-folding doors with fitted blinds.

There is a useful utility room that has preparation surfaces, storage, appliance space and plumbing for washing machine. A door leads to the guest cloakroom which has a wall-hung wash hand basin with chrome mixer tap over, low-level WC, UPVC double glazed opaque window to the side and an electric extractor fan.

On the first-floor landing there are doors off to the bedrooms, bathroom, useful storage cupboard housing the Baxi combination boiler, UPVC double glazed window to the rear and a loft access hatch.

The principle bedroom has UPVC double glazed windows to the front and rear, fitted mirrored sliding wardrobes and ensuite comprising; wall hung wash hand basin with chrome mixer tap over and vanity base draw beneath, low-level WC, double shower cubicle with chrome mains digitally operated waterfall shower, chrome ladder style heated towel rail, electric extractor fan and shaver point and UPVC double glazed opaque window to the side.

Both the second and third bedrooms have UPVC double glazed windows and built-in wardrobes with mirrored sliding doors. The fourth bedroom has a UPVC double glazed window to the front.

Walking into the family bathroom, there is a wall-hung wash hand basin with chrome mixer tap over with vanity base draw beneath, low-level WC, bath with chrome mixer tap over and handheld showerhead over with glass shower screen, chrome ladder style heated towel rail, electric extractor fan, shaver point and a UPVC double glazed opaque window to the side.

Outside, to the rear is a well presented south facing garden comprising of a paved patio seating area, giving way to a laid lawn with timber fence surround. A composite door opens into the single garage which has power, lighting and up and over door. To the side of the property is a tarmacadam driveway providing ample off-road tandem parking.

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/100823

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





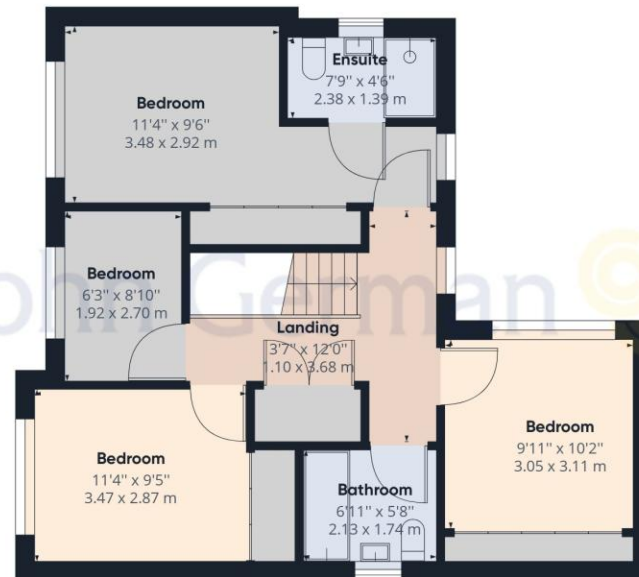


Ground Floor

Approximate total area⁽¹⁾

1450.77 ft²

134.78 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

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Referral Fees

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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.

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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		



John German

Compton House, Shawcroft, Ashbourne, Derbyshire, DE6 1GD

01335 340730

ashbourne@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



