

School Rise

Brailsford, Ashbourne, DE6 3GN

John
German





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£385,000

Modern four-bedroom detached family home situated on a quiet cul-de-sac in a modern development in Brailsford with a south facing garden.

NO UPWARD CHAIN



Beautifully maintained, spacious and modern four-bedroom detached family home situated on a quite cul-de-sac in Brailsford. It benefits from a family-friendly area, offering a safe and peaceful environment with local amenities close by such as shops, schools, and countryside walks, catering to the needs of families. 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 property is sold with the benefit of no upward chain, gas fired central heating and sealed unit double glazed windows in uPVC frames.

A composite door opens into the reception hallway with Karndean flooring, staircase to the first floor and dual control thermostat. Doors lead to the sitting room, study, guest cloakroom and dining kitchen.

The well proportioned sitting room has a bay window overlooking the front. Across the hall, the front facing study has Karndean flooring and could be utilised as a nursery or games room. Next is the guest's cloakroom having a white suite comprising pedestal wash hand basin with chrome mixer tap over and tile splashback and a low-level WC.

Across the rear the dining kitchen extends to the full width of the property fitted with an attractive range of base and wall mounted cupboards including a pull out pantry cupboard, contrasting work surfaces with inset one and a half stainless steel sink and drainer set beneath a rear facing window. Integrated appliances include a double Zanussi electric fan assisted oven and grill, a four ring gas hob with extractor fan canopy over, a dishwasher and fridge freezer. There is also a separate matching and movable breakfast bar with seating area and cupboards. From the dining area, French doors open to the rear garden and a useful under stair storage cupboard has shelving and the electric circuit board.

The utility room has preparation surfaces with inset stainless-steel sink, base mounted cupboards, appliance space, plumbing for a washing machine, a wall mounted cupboard housing the combi boiler, extractor fan and a composite door providing access to the side.

To the first floor galleried landing is a dual control thermostat and loft hatch access to a partially boarded loft and doors to the bedrooms, family bathroom and storage cupboard with shelving.

The principal bedroom has its own en suite having a wash hand basin with chrome mixer tap over with vanity base drawers beneath, low-level WC, double shower cubicle with chrome mains shower over with waterfall shower, ladder style heated towel rail, stylish tiling, electric shaver point and an extractor fan.

The three further good sized bedrooms are served by the family bathroom having a white suite comprising wall hung wash hand basin with chrome mixer tap over, low-level WC and bath with chrome mixer tap over plus an electric extractor fan.

Outside to the side of the property is a tarmac driveway which provides ample tandem parking for multiple vehicles leading to the single detached garage which has power, lighting and an up and over door.

To the rear of the property is a beautiful south facing private garden comprising patio seating area and laid lawn. There is also a useful space behind the garage suitable for a variety of uses.

Note: The development has a management charge run by Ground Solutions at a cost of approx. £300 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/11092023

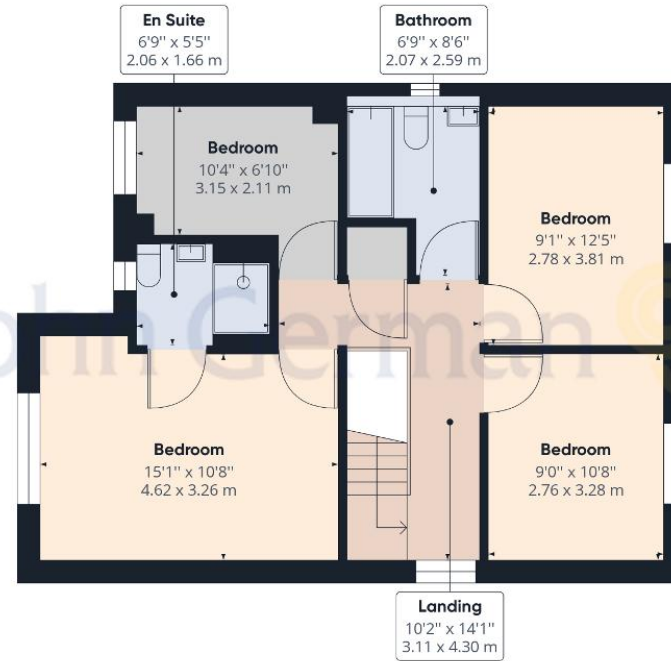
Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band E







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1508.99 ft²

140.19 m²

(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		
81-91	B	81 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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