

Thorntree Road

Brailsford, Ashbourne, DE6 3GH

John German





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£400,000

The ideal family home designed with a spacious and flexible layout perfect for modern family life.

Set in a sought-after village located halfway between Derby and Ashbourne with local amenities including shops, doctors' surgery and a lovely little primary school to name just a few.



The entrance door opens into an impressive main entrance hall featuring a central staircase rising to the first floor with the main living spaces arranged on either side of the hallway.

There is a spacious guest cloakroom located off the hallway fitted with a low flush WC and pedestal hand wash basin with a tiled splashback and a window facing out onto the side elevation.

The open plan living dining kitchen runs from the front to the back of the property with double aspect windows and ample space for both seating and dining areas. The kitchen area is fitted with a range of base and eye level units with a pull out larder unit and oak worktops. Appliances include an induction hob, extractor fan, electric eye level double oven, dishwasher and fridge/freezer.

The utility room also sits off the entrance hall and is fitted with a range of matching units, roll edge worksurfaces, inset stainless steel sink unit, plumbing for a washing machine, space for a dryer and rear entrance door opening out into the garden.

There is a good sized study that overlooks the front elevation which could be used for a number of other purposes, perhaps a playroom or a snug for example.

The lounge is a light dual aspect room with French doors opening onto the patio and a window facing out to the rear garden.

On the first floor, stairs lead to a gallery landing that gives access to all of the first floor rooms, and a built-in airing cupboard.

The master bedroom has fitted wardrobes and a fitted en suite shower room with large shower cubicle, low flush WC, wall mounted wash basin and window to the front.

There are three further spacious bedrooms and a family bathroom fitted with a panelled bath with electric shower over and glass screen, wall mounted wash basin, low flush WC and window to the side.

Outside the property is set on a corner plot behind a small front garden with privet hedging and bark covered flower beds. To the side is a very spacious double width driveway with a canopy carport leading to a detached single garage. Gated access opens into a fully enclosed rear garden enclosed on one side by the garage and on the opposite side by a high wall, panel fencing to the rear. The garden has been landscaped and includes a spacious paved patio, lawn, barked play area and deep well stocked flower beds.

About the area - Brailsford is a conveniently placed village surrounded by countryside located on the A52 between Ashbourne and Derby. The village is well catered for having a garage, convenience store/post office, doctors' surgery, coffee shop, beauty salon, golf course and driving range and All Saints' Church. It is also home to Brailsford C of E Primary School and in the Queen Elizabeth's Grammar School (QEG's) catchment area.

Note: There is a development maintenance charge paid annually -£297.80 as of 2023.

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

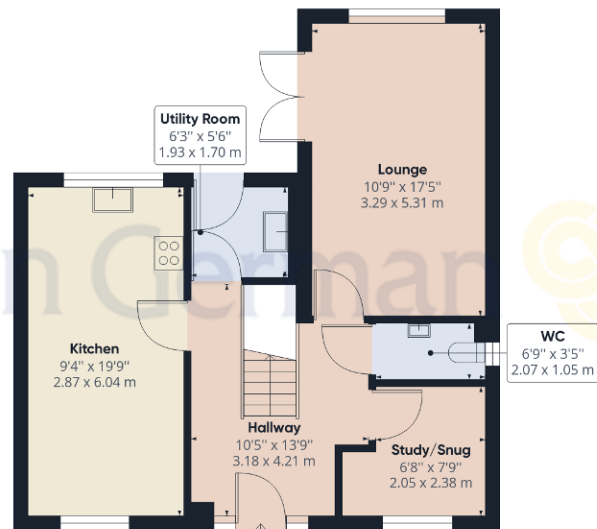
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

Our Ref: JGA/29092023 **Local Authority/Tax Band:** Derbyshire Dales District Council / Tax Band E





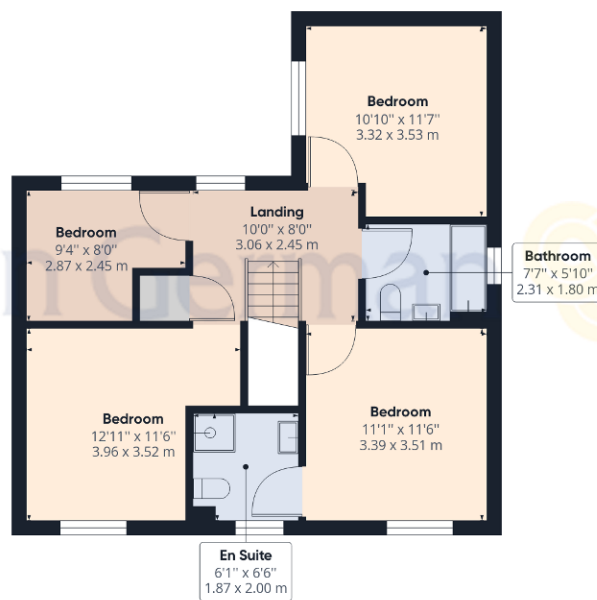


Ground Floor

Approximate total area⁽¹⁾

1244.42 ft²

115.61 m²

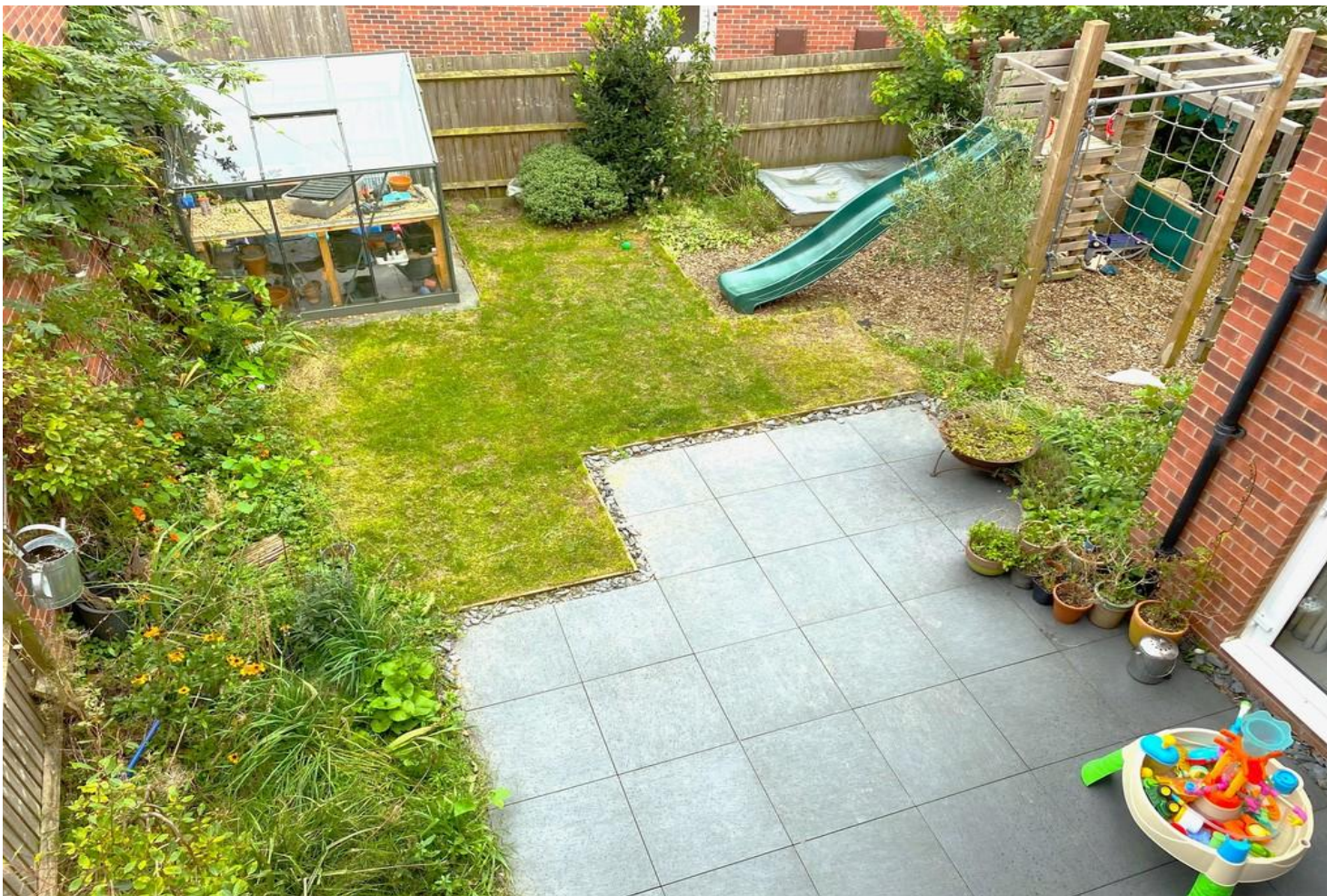


Floor 1

(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		
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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