

# Sycamore Way

Brailsford, Ashbourne, DE6 3GX

John  
German









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£425,000

Stunning high specification, immaculately presented four double bedroomed detached property with a south facing garden enjoying a popular cul-de-sac location.

An ideal family home - viewing essential.

One of the main selling features of the property is its generous south facing rear garden. The property is sold with the benefit of gas fired central heating, sealed unit double glazed windows in uPVC frames throughout, a 10 year NHBC guarantee from November 2019 and high-speed Fibre connectivity-an ideal feature for families and those working remotely.

Nestled in the picturesque open countryside, Brailsford provides seamless access to the charming market town of Ashbourne, renowned as the gateway to the Peak District National Park. This idyllic location boasts a diverse array of amenities, including a variety of shops, delightful cafés, a supermarket, a primary school, as well as a selection of restaurants and bars. Additionally, the ease of reaching Derby City centre unveils a wealth of shopping possibilities within the prominent Intu centre and the Cathedral Quarter.

Composite door opens into a spacious reception hallway having stairs to the first floor and tiled flooring that continues into the dining kitchen with a stylish range of units complemented by upgraded quartz preparation surfaces with inset 1 ½ stainless steel sink and drainer with matching up stand surround. Integrated appliances comprise a dishwasher, fridge freezer, double Zanussi electric fan assisted oven and grill, a five ring gas hob over with matching extractor fan canopy. The dining area has French doors opening onto the south facing garden patio area and a door to a useful under stair storage cupboard housing the internet modem. Off the kitchen is the utility room which has rolled edge preparation surfaces with inset stainless steel sink and drainer a base cupboard, appliance spaces, plumbing for a washing machine and separate tumble dryer, the wall mounted Worcester condensing combi boiler, electric circuit board and composite door to the side. From here is the guest's cloakroom fitted with a two piece suite and extractor fan.

The property benefits from having two reception rooms, perfect for families. The study, which could also be utilised as a nursery or snug and a separate good sized dual aspect sitting room.

On the first floor landing is a useful storage cupboard and loft hatch access with pull down loft ladder to the partially boarded loft. All four of the bedrooms are doubles, the principal bedroom has built-in mirrored wardrobes with sliding doors and its own en suite comprising a wall hung wash hand basin with chrome mixer tap, low-level WC, double shower cubicle with chrome mains shower, ladder style heated towel rail, modern tiled walls, electric shaver point and extractor fan.

The family bathroom has partial modern tiled walls and a white suite comprising wall hung wash hand basin with chrome mixer tap over, low level WC, bath with chrome mixer tap over and chrome mains shower with glass shower screen. Electric extractor fan and ladder style heated towel rail.

Outside to the rear of the property is a well proportioned south facing rear garden that has a paved patio good sized lawn surrounded by mature planting borders and timber fence surround. To the side is a tarmac driveway providing parking for multiple vehicles leading to the single detached garage, which has power and lighting with up and over door.

#### Agents Notes:

There is an annual management charge of approx. £221 (paid in two 6 month installments) with Ground Solutions. We have been advised by the seller that the roads are currently unadopted.

There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

We have been made aware that planning permission has been applied for (23/00463/FUL) for 33 homes to be built, accessed off Blackthorn Close.



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

**Property construction:** Standards

**Parking:** Driveway

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Ultrafast full Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

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

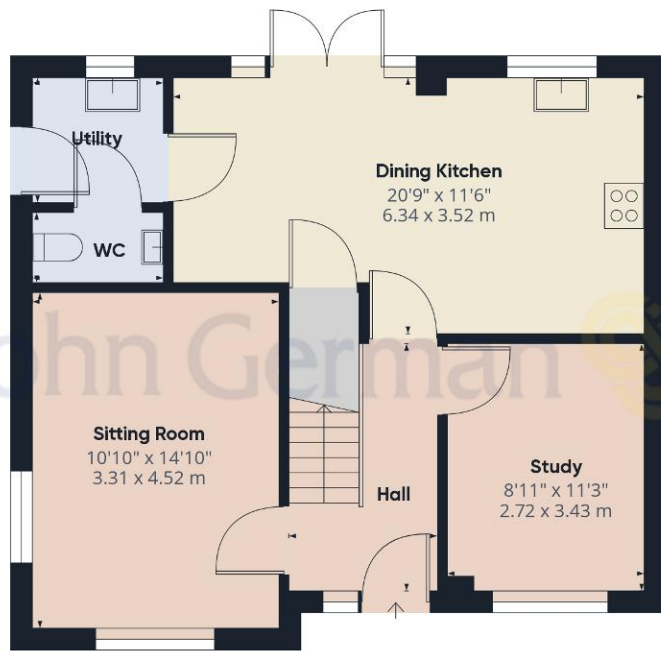
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.derbyshiredales.gov.uk](http://www.derbyshiredales.gov.uk)

**Our Ref:** JGA/29012024

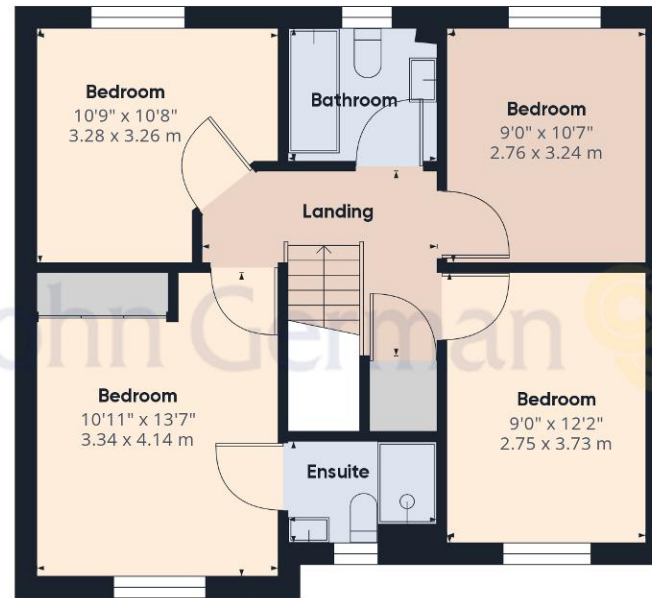
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**  
 1434.36 ft<sup>2</sup>  
 133.26 m<sup>2</sup>

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		94 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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