

Blackthorn Close

Brailsford, Ashbourne, DE6 3GW

John 
German





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£465,000

Stunning high specification, immaculately presented four bedroomed detached property enjoying a popular cul-de-sac location in Brailsford. Ideal family home. Viewing essential.



Immaculately presented and upgraded four double bedroom detached property, with two reception rooms, occupying a popular new development in Brailsford. The property is sold with the benefit of gas fired central heating with dual zone Nest smart thermostats, sealed unit double glazed windows throughout, a 10 year NHBC guarantee from November 2020, high-speed fiber connectivity-an ideal feature for families and those working remotely. Internally briefly comprises of spacious reception hallway, guest cloakroom, sitting room, dining room, dining kitchen and utility room. To the first floor is a master bedroom with ensuite, three further bedrooms and a family bathroom.

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 Derbion centre and the Cathedral Quarter.

A composite door opens into the spacious reception hallway with tile flooring, a staircase to the first floor with a useful understairs storage cupboard and doors off to the sitting room, dining room, guest cloakroom, dining kitchen and storage cupboard.

The guest cloakroom has a continuation of the tile flooring, low level WC, wall hung wash hand basin with mixer tap over and electric extractor fan.

Moving into the sitting room, it enjoys lots of natural light with the uPVC French doors opening onto the rear garden. There is also a second reception room, which is currently utilised as a dining room or could be used as a study/children's playroom.

Walking into the dining kitchen, it has quartz preparation surfaces, with LED light strip having inset stainless steel 1 ½ sink with adjacent drainer and chrome mixer tap over with matching upstand surround. Having a range of cupboards and drawers beneath with integrated appliances consisting of a fridge freezer, double Neff electric fan assisted, self-cleaning and Wi-Fi controlled oven and grill with Neff integrated microwave and Neff dishwasher, five ring Neff gas hob with matching extractor fan. Complimentary wall mounted cupboards and breakfast bar area with seating.

The utility room has tile flooring, rolled edge preparation surfaces with inset stainless steel sink with adjacent drainer and chrome mixer tap over with appliance space and plumbing for a washing machine and separate tumble dryer with a cupboard and complimentary wall mounted cupboard over housing the Worcester boiler, electric extractor fan and composite door to the rear garden.

On the first floor semi-galleried landing, there are doors off to the bedrooms and family bathroom, with loft hatch access and airing cupboard housing the pressurised hot water cylinder.

The master bedroom has built in wardrobes and dressing table with drawers, with a pleasant outlook to the rear, overlooking the garden and communal greenspace. The ensuite has tile flooring, a wall-hung wash hand basin with chrome mixer tap over, low level WC, double shower unit with chrome mains waterfall shower, chrome ladder style heated towel rail, electric shaver point and upgraded extractor fan.

There are three further good size bedroom, each with built in wardrobes.

Moving into the family bathroom, it has a tile floor, wall-hung wash hand basin with chrome mixer tap over, low level WC, shower unit with chrome mixer tap, upgraded extractor fan and chrome ladder style heated towel rail.

Outside to the side of the property is a tarmac driveway for two vehicles, leading to a single detached garage, which has an up and over door, with power and lighting. At the front of the property are patio slabs leading to the front door with adjacent lawn areas.

To the rear of the property is a beautifully presented and professionally landscaped garden with porcelain tile patio seating area, laid lawn with herbaceous and flowering borders with a graveled area with wooden pergola, timber shed and timber fence surround.

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.

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

Property construction: Standard **Parking:** Driveway **Electricity supply:** Mains **Water supply:** Mains **Sewerage:** Mains

Heating: Mains gas

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

Broadband type: Full fibre

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

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

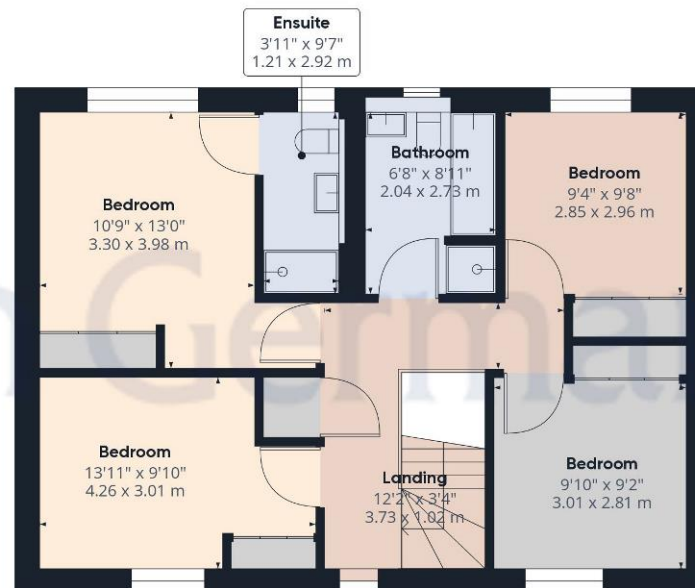
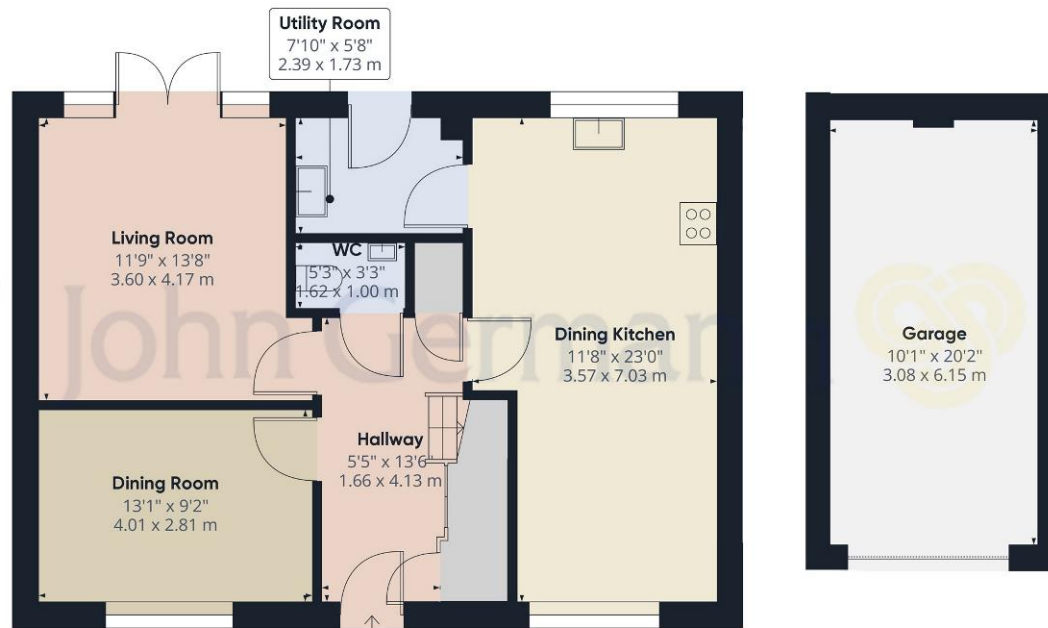
Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band F

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

Our Ref: JGA22042024







Floor 1

Approximate total area⁽¹⁾

1623.44 ft²

150.82 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

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Score	Energy rating	Current	Potential
92+	A		93 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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