



**Wallef Road, Brailsford Ashbourne DE6 3GT**

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**Wallef Road, Brailsford Ashbourne**

\*\*\*\* PROFESSIONAL IMAGES COMING SOON \*\*\*\*

The property occupies an established residential location and is fortunate to have a high specification of quality fixtures and fittings throughout. Notably excellent fitted kitchen with Bi- fold doors and luxury bathrooms. Outside is a driveway and single



## Cloakroom

Conveniently located cloakroom with window to the side for natural ventilation, WC and hand basin.

## Study

9' 5" x 8' 6" ( 2.87m x 2.59m )

With front facing windows, delightful views over the garden. Radiator beneath and laminate flooring.

## Lounge

19' 4" x 11' 6" ( 5.89m x 3.51m )

Comfortable dual aspect room which includes the front double glazed square bay window and double glazed windows which have delightful views of the rear landscaped gardens. Additional features include radiator, ceiling lights and carpeted flooring.

## Kitchen/Diner

20' 7" x 12' 7" ( 6.27m x 3.84m )

High quality range of base and wall cabinets in contrasting colours including dark grey cabinets and contrasting white faced cabinets with slim white granite work surfaces, with matching full splashback. Built in appliances comprise with Hot Point full induction hob with cooker hood above and unit adjacent housing Hot Point double ovens including fan oven grill and Combi microwave oven. A tower unit includes fridge and freezer and there is a full-size Hotpoint dishwasher. There is ample space for a dining table adjacent to side facing double glazed windows which have spectacular garden views. Three section Bifold doors open from the side of the dining kitchen onto the beautifully landscaped gardens.

## Utility Room

6' 2" x 4' ( 1.88m x 1.22m )

continuing on with a flow from the kitchen including laminate flooring tying in nicely this room features space for a washin machine and dryer.

## Landing

Beautiful and spacious landing there is a rear facing window with delightful views and a radiator.

Providing access to all the first floor including loft access.

## Bedroom One

11' 7" x 9' 6" ( 3.53m x 2.90m )

Spacious room with double glazed window to the front, radiator fitted wardrobes which provide extensive hanging rail space and shelving and carpeted flooring adding comfort.

## En-Suite

Bedroom one ensuite includes high quality suite comprising of mains fed shower enclosure, WC, hand wash basin, towel radiator, tiled effect flooring matching the two walls tiled floor to ceiling. There are recess ceiling spotlights and extractor fan.

## Bedroom Two

12' 5" x 9' 9" ( 3.78m x 2.97m )

Side facing double glazed window overlooking the landscaped garden with a radiator beneath. This room is finished with carpeted flooring for comfort.

## Bedroom Three

11' 6" x 9' 4" ( 3.51m x 2.84m )

With front facing double glazed window, carpeted flooring and radiator. fitted wardrobe which provide extensive hanging rail space and shelving.

## Bedroom Four

8' 10" x 6' 3" ( 2.69m x 1.91m )

A fourth bedroom with front facing double glazed window and radiator, perfect as a nursery or kids room.

## Bathroom

6' 11" x 5' 6" ( 2.11m x 1.68m )

With high quality white suite comprising a panel bath with mains fed shower over and glass screen adjacent, hand wash basin, low level WC and heated towel rail. Recess ceiling spotlights and extractor fan.

## Exterior And Gardens

Attractively landscaped front gardens include deep shrubbery border and level lawn with a central pathway leading to the illuminated entrance door. Driveway to the side of the property provides

vehicular parking and access to the brick garage with power and light. Rear gardens are professionally landscaped with a natural stone paved terrace adjacent to the property and the Bifold doors open onto the terrace which offers an attractive sitting out location adjacent to level lawns which have borders with mature shrubs.



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## Wallef Road, Brailsford Ashbourne

- Four Bedrooms
- High Specification open plan dining/kitchen.
- Mater Bedroom with en-suite.
- Attractively landscaped garden.
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Tenure: Freehold EPC Rating: B

Council Tax Band: F

**£450,000**



Please note the marker reflects the postcode not the actual property

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