

The Spinney, Luke Lane

Brailsford, Ashbourne, DE6 3BS

John
German





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£565,000

A spacious and well-presented four-bedroom detached house located in the popular village of Brailsford, situated in a wonderfully sized garden of 0.27 acres and approximately 2250 sq. ft gross internal area. Benefiting from an en-suite to the master and a double garage.



A spacious and well-presented four-bedroom detached house which is located in the heart of the village of Brailsford. This premier detached family home has the benefit of being situated in a wonderful sized garden of 0.27 a cres and a approximately 2250 sq. ft gross internal area. This property is spacious throughout with four large bedrooms which could easily be adjusted into a five-bedroom property. The kitchen has been refitted to provide a modern kitchen with black granite worktops and there is a lovely open plan family room off. There are two large reception rooms and to the first floor the master bedroom boasts an en-suite.

Accommodation: Entrance door leads into an impressive reception hallway with wooden flooring, stairs off to the first floor and under stairs storage cupboard.

The open plan refitted kitchen with family area has a range of high gloss white wall and base units, solid black granite work surfaces over, stainless steel one and a half bowl sink and inset drainer, Range master gas/electric cooker with extractor fan over, integrated wine cooler and dishwasher, inset space for an American style fridge/freezer and French doors leading out to the rear garden.

An attractive sitting room has a wooden fire surround, marble inset and hearth with gas living flame fire and French doors out to the garden.

There is a refitted guest bedroom with white suite and integrated cupboards and vanity units. The fitted utility room has a range of base and wall mounted units with roll top work surfaces over, stainless steel sink and drainer, plumbing for a washing machine and inter-connecting door into the dining/family room with further door to the garage.

To the first floor the galleried landing has doors off to the main rooms. A particular feature is the stunning sized master bedroom which is dual aspect and has a refitted en-suite shower room having a wash basin within a vanity unit and double width shower cubicle with mixer shower over. There are three large further bedrooms and this property has huge potential without extending and could easily be changed into five bedrooms. The family bathroom has a corner bath, shower cubicle, heated towel rail and wash hand basin set in a vanity unit.

Outside the property is approached by a shared private entrance to a block paved driveway providing ample parking, lawn, display borders and hedge. The large rear garden is secluded and has a fantastic lawn space, large paved patio and some display borders. There is access down the side of property with further potential to extend, subject to the necessary planning consents.

Agents note: The property is accessed from a shared drive. There is a tree with a TPO situated in the garden.

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.

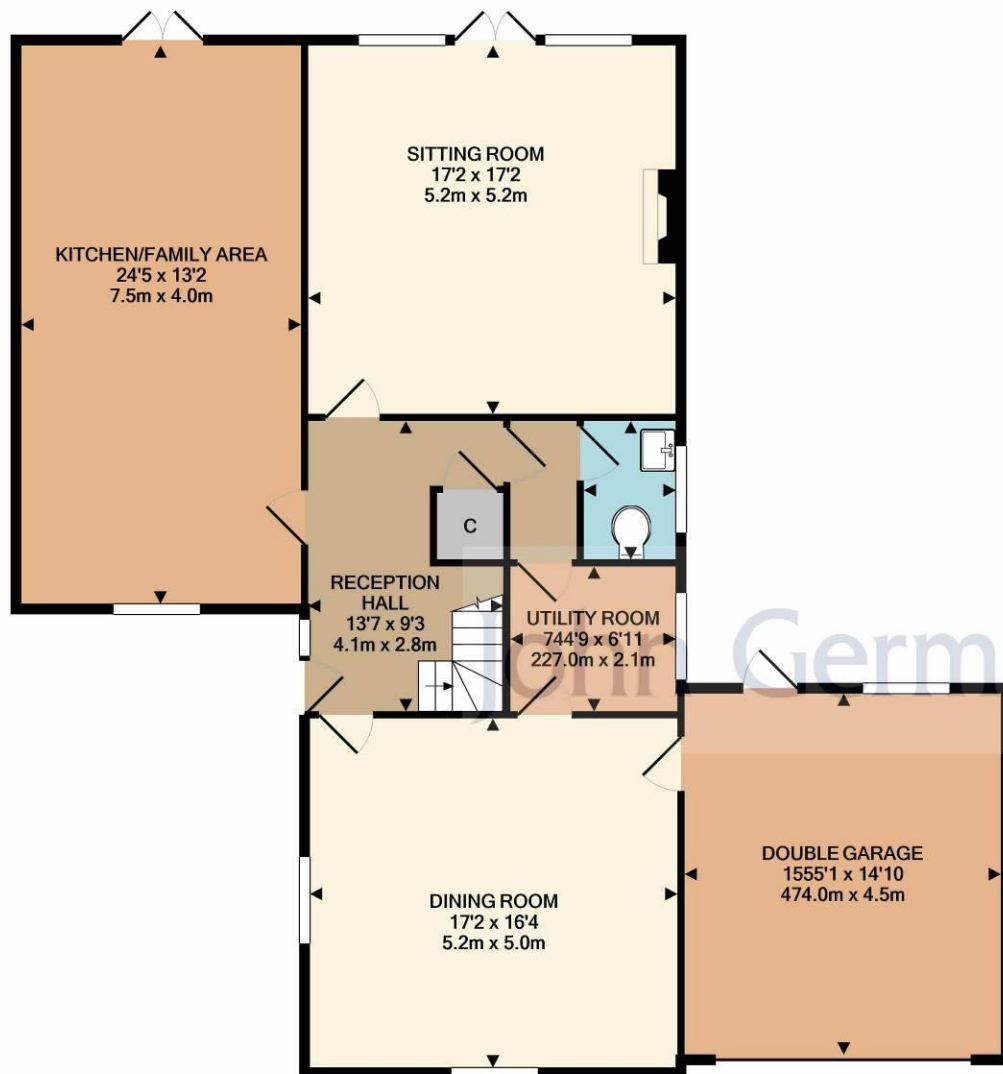
Useful Websites: www.environment-agency.co.uk, <https://www.derbyshiredales.gov.uk/>

Our Ref: JGA/16102020

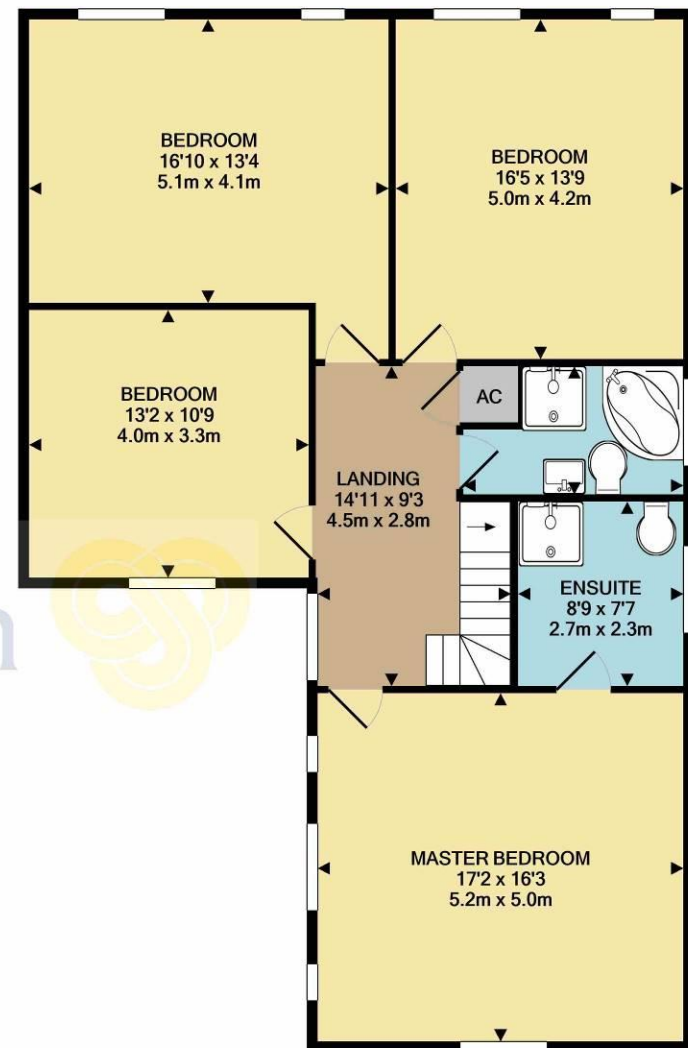
Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band G







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents' Notes

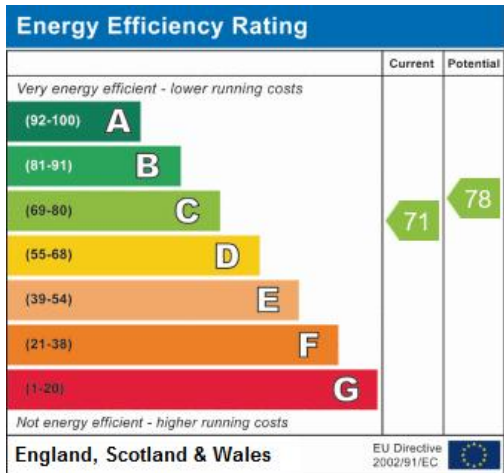
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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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.

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