



Blackthorn Close
Brailsford Ashbourne



Property Description

Hall & Benson are delighted to bring to market this wonderfully presented, three bedroom detached home. The property has been extremely well maintained by the current owner and an internal inspection is highly advised. To the ground floor is an entrance hallway, lounge-diner, modern kitchen and guest WC. To the first floor is a landing leading to three bedrooms and family bathroom the main bedroom also benefits from an en-suite. Externally to the front is a driveway for two cars and an enclosed rear garden. If you would like any more information or would like to arrange a viewing please do not hesitate to contact Hall & Benson today!

Entrance Hallway

Accessed via composite front door leading into the hallway which has a radiator, tiled flooring and built-in storage cupboard.

Cloak Room/ W.C

Having tiled flooring, low level W.C, pedestal wash hand basin with mixer tap over and tiled splashback, a radiator and UPVC double glazed frosted window to the front.

Lounge

17' 4" Max x 15' 11" Max (5.28m Max x 4.85m Max)

Having carpet flooring, two radiators, UPVC double glazed French doors and windows to the rear elevation, understairs storage

cupboard.

Kitchen

9' Max x 8' Max (2.74m Max x 2.44m Max)
Fitted with wall and base units with work surfaces over, electric oven with four ring gas hob and extractor fan over, inset stainless steel sink and drainer with mixer tap, space for fridge freezer, washing and dishwasher, tiled flooring and UPVC double glazed window to the front.

First Floor Landing

Having carpet flooring, UPVC double glazed window to the side elevation, airing cupboard, a radiator and loft access.

Bedroom One

10' x 9' 5" Plus wardrobes (3.05m x 2.87m Plus wardrobes)

Having carpet flooring, a radiator, UPVC double glazed window to the front elevation, fitted wardrobes and door to the en suite.

En Suite

Having Karndean tiled flooring, partly tiled walls, low level W.C, shower cubicle, pedestal wash hand basin with mixer tap, a radiator and UPVC double glazed frosted window to the front elevation.

Bedroom Two

9' 1" x 8' 10" (2.77m x 2.69m)

Having carpet flooring, a radiator and UPVC

double glazed window to the rear elevation.

Bedroom Three

9' 1" x 6' 8" (2.77m x 2.03m)

Having carpet flooring, a radiator and UPVC double glazed window to the rear elevation.

Bathroom

Having Karndean tiled flooring, partly tiled walls, a bath, low level W.C, pedestal wash hand basin with mixer tap and a radiator.

Outside

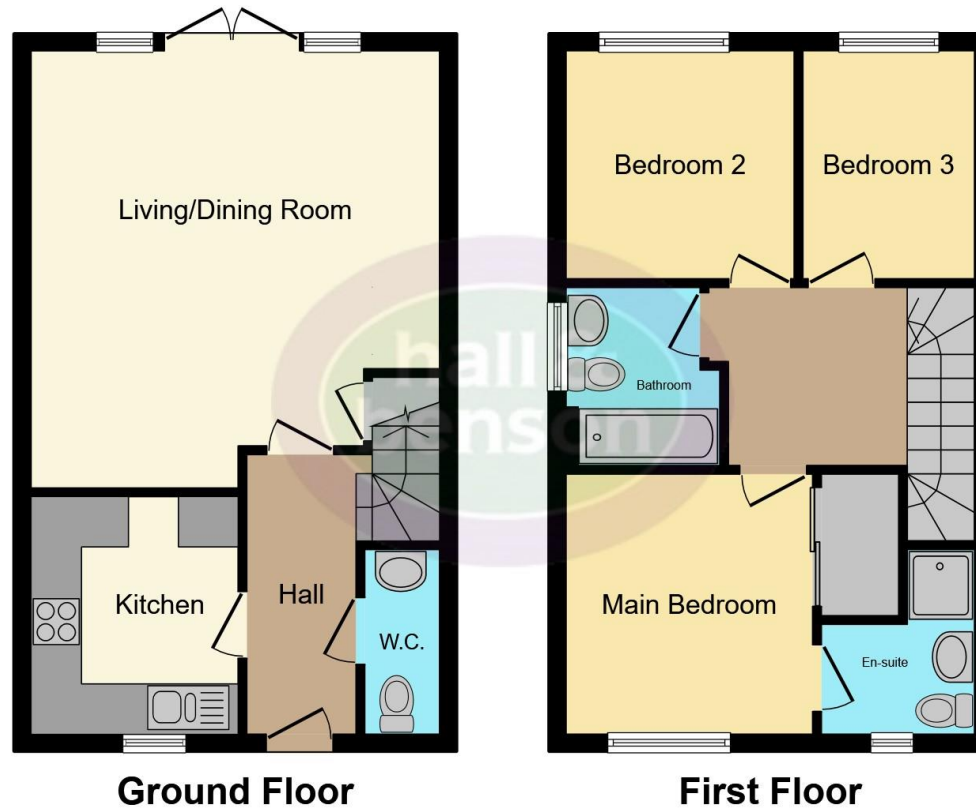
To the front the property has a tarmacked double driveway providing off road parking.

To the rear is a paved area, a laid lawn section, wooden gate to the side and enclosed with fenced boundaries.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Hall & Benson on

T 01332 555 945
E allestree@hallandbenson.co.uk

E7 Park Farm Centre Park Farm Drive
 DERBY DE22 2QQ

EPC Rating: B

view this property online hallandbenson.co.uk/Property/ATR101291

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Hall & Benson is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.hallandbenson.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ATR101291 - 0003