



21 Thorntree Road, Brailsford, Ashbourne, DE6 3GH



Enjoying a prime position with an open aspect to both the front and rear is this executive detached five bedroom home, offering generously property, beautifully refurbished and high specification interiors ideal to suit a growing family. Positioned at the end of the development, this immaculately presented home has been extended by the existing vendors to create an impressive open plan living and dining kitchen, as well as having landscaped gardens and quality finishes including bespoke fitted wardrobes to three bedrooms, Karndean parquet style flooring and Jim Lawrence antique brass sockets and switches to the ground floor.

The central reception hall opens into two reception rooms, as well as to the contemporary open plan living and dining kitchen which extends across the rear of the property, having 6m wide bifold doors opening out to the south facing rear garden. The open plan dining, living and kitchen area also benefits from a ceiling mounted Sonos smart speaker system which is included in the sale. Also to the ground floor are a cloakroom and a utility room, with the kitchen and utility being fitted to a superb standard with solid wood handmade units. From the first floor galleried landing there are five well proportioned bedrooms and a family bathroom, with the

second bedroom also having a private en suite. The master suite enjoys private use of a fully fitted walk in wardrobe and en suite.

Outside, the south facing rear garden has been landscaped and enjoys an open woodland aspect to the rear and side, and a large private driveway to the front providing parking for around four vehicles to the fore of the detached double garage. Jim Lawrence antique brass exterior lighting fitted are also included in the sale. The property is serviced by mains gas central heating and double glazed windows, and retains a further 2 years (approx.) on the NHBC warranty.

The Derbyshire village of Brailsford is set partway between the city of Derby and Ashbourne, affectionately known as the gateway to the Peak District. Within the village are amenities including a noted primary school, a convenience shop/post office, a village hall golf and cricket clubs and a fine dining restaurant, as well as enjoying access to tranquil rural countryside from the borders of the village.

Derby is just 6 miles away, being home to an array of supermarkets, a cinema and a train station, and Ashbourne is 8 miles away having a pretty market town centre and leading directly on to the Peak District National Park. Carsington Water can also be reached in a short drive, offering a variety of activities including water sports and fishing.

State secondary schools are located in Derby and Ashbourne, and independent education nearby includes Derby High, Repton and Denstone College.

A location well suited to commuters, the village is ideally placed for access to Derby, Nottingham and Stoke, and rail links can be found in Derby and Willington.

- Executive Detached Family Home
- Refurbished & Extended to Exceptional Standard
- Idyllic Position with Dual Open Aspect
- Magnificent Open Plan Living & Dining Kitchen
- Two Versatile Reception Rooms
- Utility & Cloakroom
- Central Hallway & Galleried Landing
- Master Bedroom Suite with Fitted Walk in Wardrobes & En Suite
- Four Further Bedrooms
- Guest En Suite & Family Bathroom
- Beautifully Landscaped South Facing Garden with Woodland Outlook
- Parking for Four Vehicles & Detached Double Garage
- Approx. 2 Years NHBC Remaining
- Desirable Village Setting
- Well Placed for Commuter Routes & Local Amenities



A paved pathway and gable porch lead to the front door opening in turn to:

Reception Hall 4.45 x 3.07m (approx. 14'7 x 10'0)

A grand welcome to this executive family home, having a galleried staircase rising to the first floor accommodation and Karndean parquet flooring which extends throughout much of the ground floor. Doors open into two cloakroom cupboards as well as into:

Lounge 5.34 x 3.54m (approx. 17'6 x 11'7)

A beautifully presented reception room, having a window to the front enjoying a pleasant open outlook, double doors through to the open plan dining and living kitchen and a feature fireplace with carved mantle and a wood burning stove set to granite hearth

Playroom/Study 3.52 x 2.43m (approx. 11'6 x 7'11)

An ideal home, office, snug or playroom, having a window to the front.

Stunning Open Plan, Living & Dining Kitchen

10.32 x 6.18m (approx. 33'10 x 20'3) – max

A magnificent family space having been extended and remodelled to an exceptional standard. The bespoke handmade kitchen comprises an extensive range of solid wood base and full height units, incorporating quality Miele integrated appliances including an oven/grill with five burner gas hob above, microwave, dishwasher, larder fridge and larder freezer. Marble finish quartz work surfaces and upstands extend to one side to create an entertaining style breakfast bar, a window above the double Belfast sink overlooks the rear garden and double doors open into a useful understairs cupboard. The kitchen leads through to the **Dining Area**, having double doors through to the **Lounge** and opening in turn to the **Family Room**. Bifold doors extend across the rear of the property opening out to the landscaped rear garden, there is a window to the side and an Orangery style ceiling lantern provides plenty of natural light to the entire room

Utility 2.32 x 1.7m (approx. 7'7 x 5'6)

Fitted with bespoke handmade units coordinating with those of the kitchen, the utility houses a Belfast sink and spaces for both a washing machine and tumble dryer. A door opens out to the driveway to the side of the property

Cloakroom

Accessed from the **Reception Hall**, being fitted with a modern wash basin and WC with tiled splashbacks





A galleried staircase rises to the first floor **Wrap Around Landing** where there is access to the **Airing Cupboard** housing the Megaflow pressurised water cylinder. There is access to the loft which has been insulated and boarded for storage, also presenting potential for conversion (subject to relevant permissions), and doors open into:

Principle Bedroom Suite 4.03 x 3.64m (approx. 13'2 x 11'11)

A spacious double room having a window to the front enjoying a pleasant open aspect over communal grounds. An opening leads into the **Walk in Wardrobe** 2.25 x 2.26m (approx. 7'4 x 7'4) which has been fitted with a range of dual sided hanging space and shelving, as well as having a door into:

En Suite 2.67 x 1.42m (approx. 8'9 x 4'8)

Fitted with modern white suite having wash basin, WC, and double shower, with tiled splash backs, half tiled walls, a heated towel rail, and an obscured window to the rear

Bedroom Two 3.53 x 2.67m (approx. 11'6 x 8'9)

Another double room having bespoke fitted wardrobes, a window to the rear and private use of:

En Suite 2.43 x 1.48m (approx. 7'11 x 5'2)

Comprising fitted wash basin, WC and double shower, with tiled flooring, tiled walls, a heated towel rail and an obscured window to the rear

Bedroom Three 3.6 x 2.83m (approx. 11'9 x 9'3)

A third double room having a window to the front enjoying a pleasant open outlook and fitted wardrobes

Bedroom Four 2.7 x 2.67m (approx. 8'10 x 8'9)

Having a window to the rear

Bedroom Five 2.97 x 2.44m (approx. 9'9 x 8'0)

A good sized bedroom or ideal study, having a window to the front enjoying an open aspect

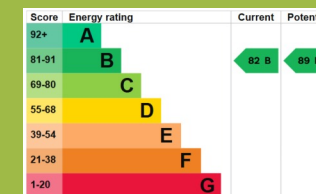
Family Bathroom 2.57 x 2.34m (approx. 8'5 x 7'8)

Fitted with a modern suite having wash basin, WC, bathtub and separate shower, with tiled flooring, tiled walls, a heated towel rail and an obscured window to the side









Outside

The property is set at the end of the cul de sac, enjoying a pleasant open outlook over a communal village green. A block paved driveway to the side of the property provides parking for at least four and up to six vehicles, as well as having access into the garage, and gated access opens into the rear garden. The property lies beside a designated area of wildlife ground, giving protection to the open

aspect to the side. Antique brass Jim Lawrence exterior light fittings to the front and rear of the property and garage are included in the sale

Detached Double Garage 6.15 x 6.04m (approx. 20'1 x 19'9)

Twin manual entrance door opens into the garage, having power, lighting and a courtesy door into the rear garden

South Facing Rear Garden

The rear garden extends to a generous size, having been landscaped with porcelain paving and neatly stocked borders edged lawns. A useful area to the rear of the garage houses a shed, and there is exterior power, lighting and water to the rear of the property. This sunny and secluded garden is bordered by mature protected woodland, adding to the pleasant open outlook

General note: 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.

Measurements: Please note individual room, area and plot measurements are provided as an indication only. We endeavour to ensure all are as accurate as possible, but it is advised that prospective purchasers should satisfy themselves by inspection or otherwise to the accuracy of figures provided.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.