



The Heywood Luke Lane Brailsford, Ashbourne, DE6 3GW

**** REDUCED BY £15,000 WITH £7,600 IN LUXURY UPGRADES AS WELL AS £13,750 STAMP DUTY PAID! **** THE HEYWOOD IS A HIGH SPECIFICATION FAMILY HOME IN THE POPULAR VILLAGE OF BRAILSFORD **** 1,425 sqft ****

**** AVAILABLE TO VIEW BY APPOINTMENT ****

Upgrades included upgraded spotlight package, upgraded kitchen, dishwasher & silestone worktop
Open-plan kitchen and family area with French doors to rear garden.

Four spacious bedrooms around a central staircase.

Utility room with side door access

Built-in wardrobes and en suite to master bedroom

Living room with feature bay window

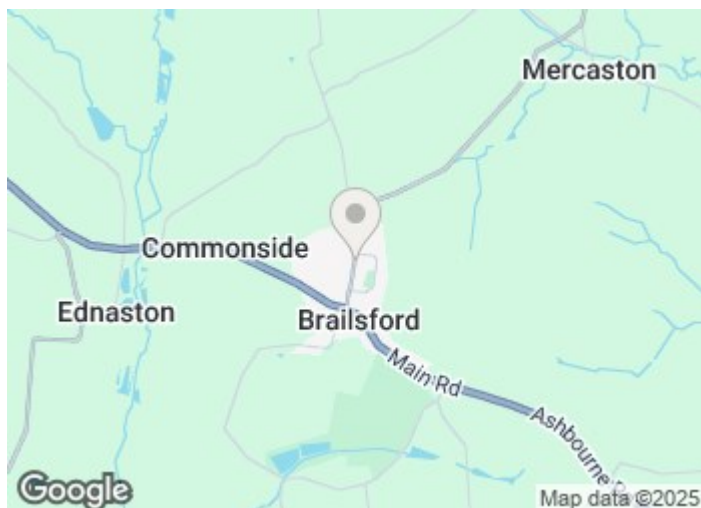
and adjoining study room

Single garage and driveway with two parking spaces

£475,000

The Heywood Luke Lane

Brailsford, Ashbourne, DE6 3GW



Directions



Heywood

4 BEDROOM HOME

Plots 1, 5, 15



1,425 sqft

A expected energy rating

2 spaces

Open-plan kitchen and family area with French doors to rear garden
Utility room with side door access
Living room with feature bay window and adjoining study room
Solar PV panels

Four spacious bedrooms around a central staircase
Built-in wardrobes and en suite to master bedroom
Double garage and driveway with two parking spaces



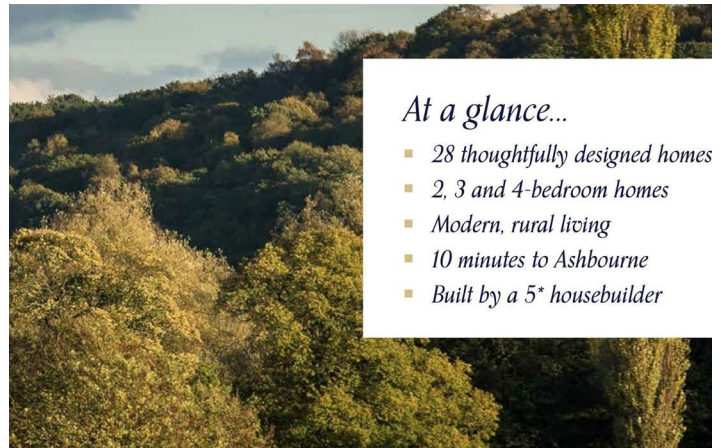
THE LAURELS BRAILSFORD



A connected, countryside community

The Laurels sits on the edge of the popular village, Brailsford. With its active **community hall, primary school, pub and sports clubs**, the village is a vibrant hub for local people of all ages. Whether it's joining a local Scouts group, participating in one of the many craft clubs, becoming member of the golf club or supporting the vibrant community events you'll feel a true sense of belonging from the moment you arrive.

With **easy access to the A52**, whether you're working in Ashbourne, Derby, or further afield, you can enjoy the calm of semi-rural life while staying well-connected to everything you need. Families choose The Laurels not only for the relaxed, out-of-town lifestyle it offers but also because being located opposite the **village primary school** means the school run becomes more convenient.



At a glance...

- 28 thoughtfully designed homes
- 2, 3 and 4-bedroom homes
- Modern, rural living
- 10 minutes to Ashbourne
- Built by a 5* housebuilder

Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		