





**** 5% DEPOSIT CONTRIBUTION
 (£18,250)**** PLOT 22 THE CHAPMAN
 **** Abode are delighted to be able to offer for sale this is a well proportioned, double fronted detached property offering a hall with guest cloakroom, high specification kitchen diner with utility room and a sitting room with doors onto the garden. Three good size bedrooms, ensuite shower room and a family bathroom. Enclosed garden and a drive, solar PV panels.

**** VIEW HOME AVAILABLE ****
 SPEAK TO A SALES ADVISOR FOR
 BESPOKE OFFERS, CONTACT ABODE 01332
 331010 for more information.



HALL
CLOAKROOM
LOUNGE
KITCHEN DINER
FIRST FLOOR
BEDROOM 1
EN SUITE
BEDROOM 2
BEDROOM 3
BATHROOM









Chapman

3 BEDROOM HOME

Plots 2, 12, 22, 33

- 3
- 2
- 1,009 sqft
- A expected energy rating
- 2 spaces

Core characteristics

Open-plan kitchen and dining area

Separate living room with French doors onto rear garden

Solar PV panels

Utility store off the kitchen

En suite to master bedroom

THE LAURELS
BRAILSFORD



A connected, countryside community

The Laurels sits on the edge of the popular village, Brailsford. It's an active **community hall, primary school, pub and sports clubs** is a **vibrant hub** for local people of all ages. Whether it's joining the Scouts group, participating in one of the many craft clubs, becoming a member of the golf club or supporting the vibrant community, 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** makes 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



Welcome to The Laurels

With far-reaching rural views, The Laurels, Brailsford is in proximity to stunning walking trails, and a welcoming village community, this new neighbourhood of 28 thoughtfully-designed two, three and four-bedroom homes offers more than just a home - it's a lifestyle. Here, you can find the calm of rural living while still having easy access to local shops, schools, and major transport routes.



Chapman

3 BEDROOM HOME

Plots 2, 12, 22, 33



3



2



1,009 sqft



A expected energy rating



2 spaces

Core characteristics

Open-plan kitchen and dining area

Separate living room with French doors onto rear garden

Solar PV panels

Utility store off the kitchen

En suite to master bedroom



Welcome to The Laurels

With far-reaching rural views, The Laurels, Brailsford is in proximity to stunning walking trails, and a welcoming village community, this new neighbourhood of 28 thoughtfully-designed two, three and four-bedroom homes offers more than just a home - it's a lifestyle. Here, you can find the calm of rural living while still having easy access to local shops, schools, and major transport routes.

At a glance...

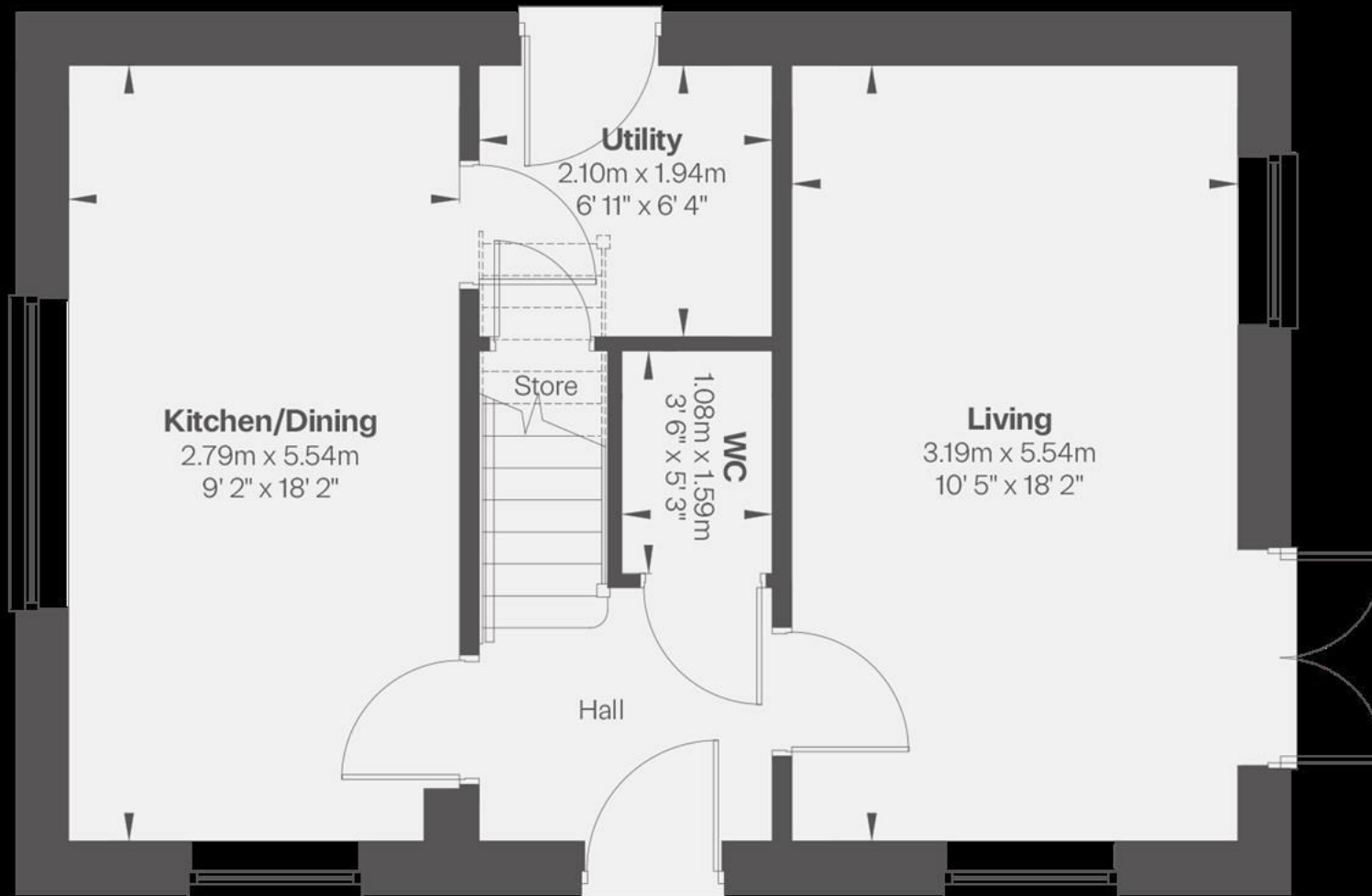
- 28 thoughtfully designed homes
- 2, 3 and 4-bedroom homes
- Modern, rural living
- 10 minutes to Ashbourne
- Built by a 5* housebuilder

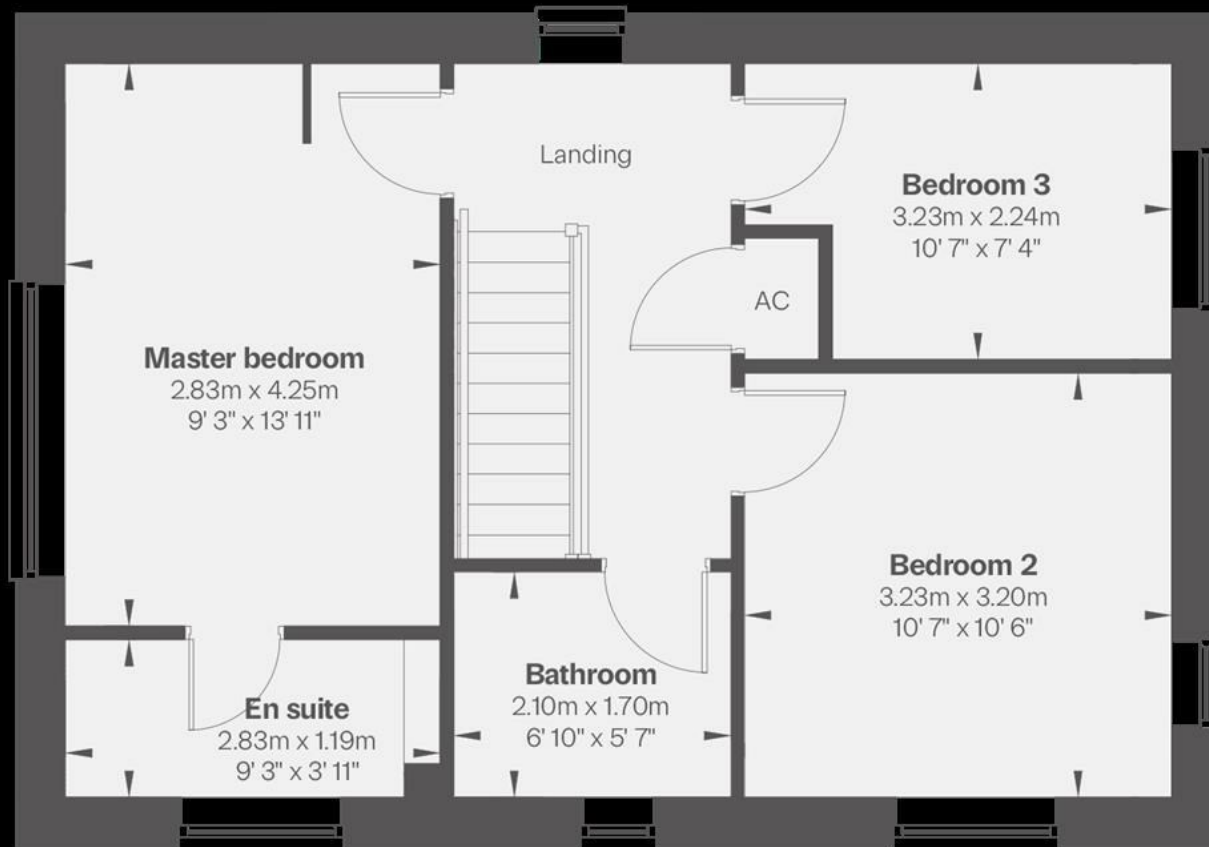
A connected, countryside community

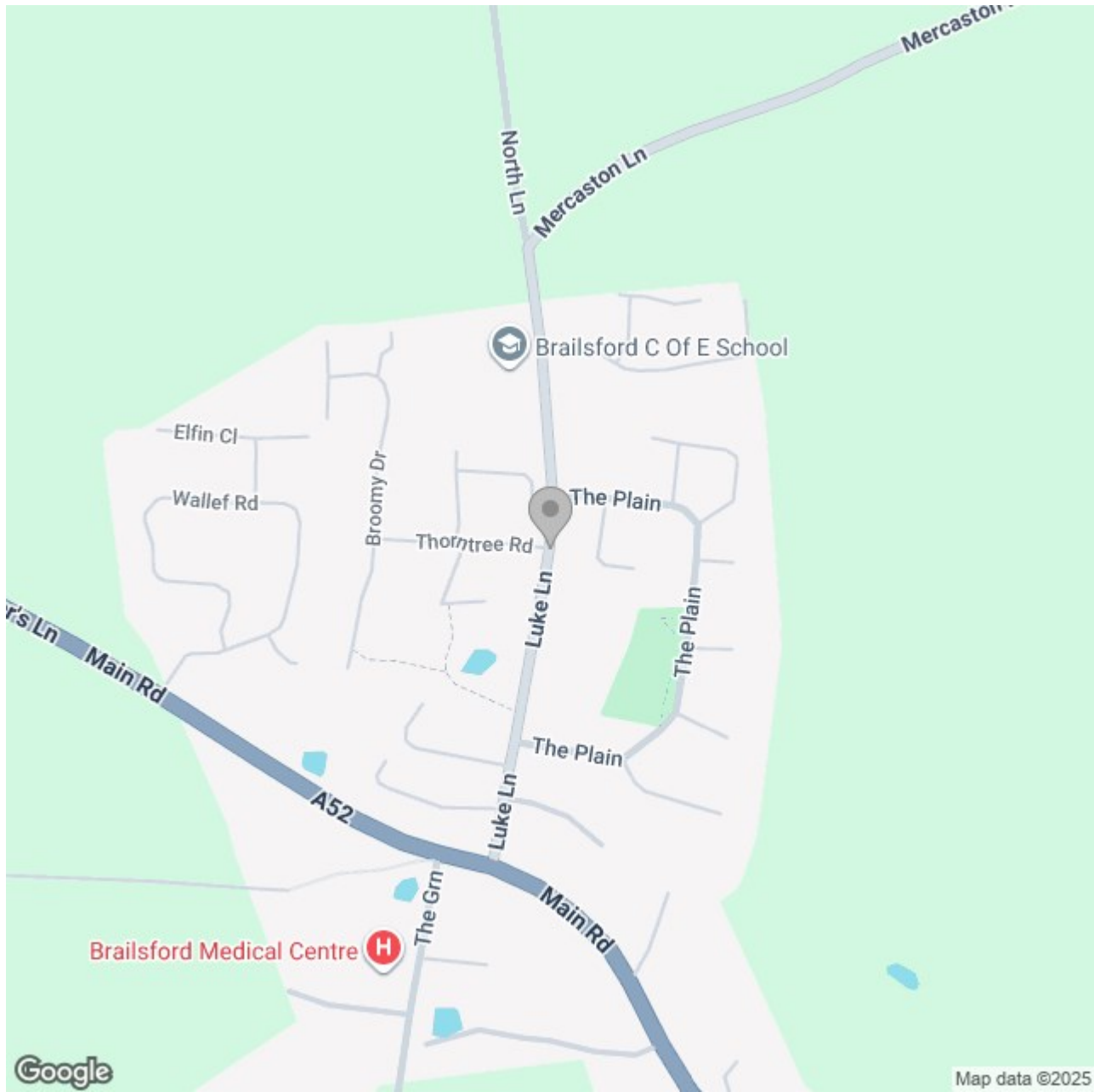
The Laurels sits on the edge of the popular village, Brailsford, an active community hall, primary school, pub and sports clubs is a vibrant hub for local people of all ages. Whether it's joining Scouts group, participating in one of the many craft clubs, becoming a member of the golf club or supporting the vibrant community, 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 because being located opposite the village primary school makes the school run becomes more convenient.









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