ABODE
SALES & LETTINGS

Blackthorn Close, Brailsford, Derbyshire, DE6 3GW

£475,000

https://www.abodemidlands.co.uk/

The Denver is a stunning Cameron home in the popular village of Brailsford.

Open-plan kitchen, dining and family area with French doors to rear garden

Separate utility with access to rear garden

Living room with feature bay window

THREE BEDROOMS & STUDY

Built-in wardrobes and en suite to principal bedroom

Separate study room

Solar PV panels

Integral garage with private driveway

This home has stunning views onto open fields

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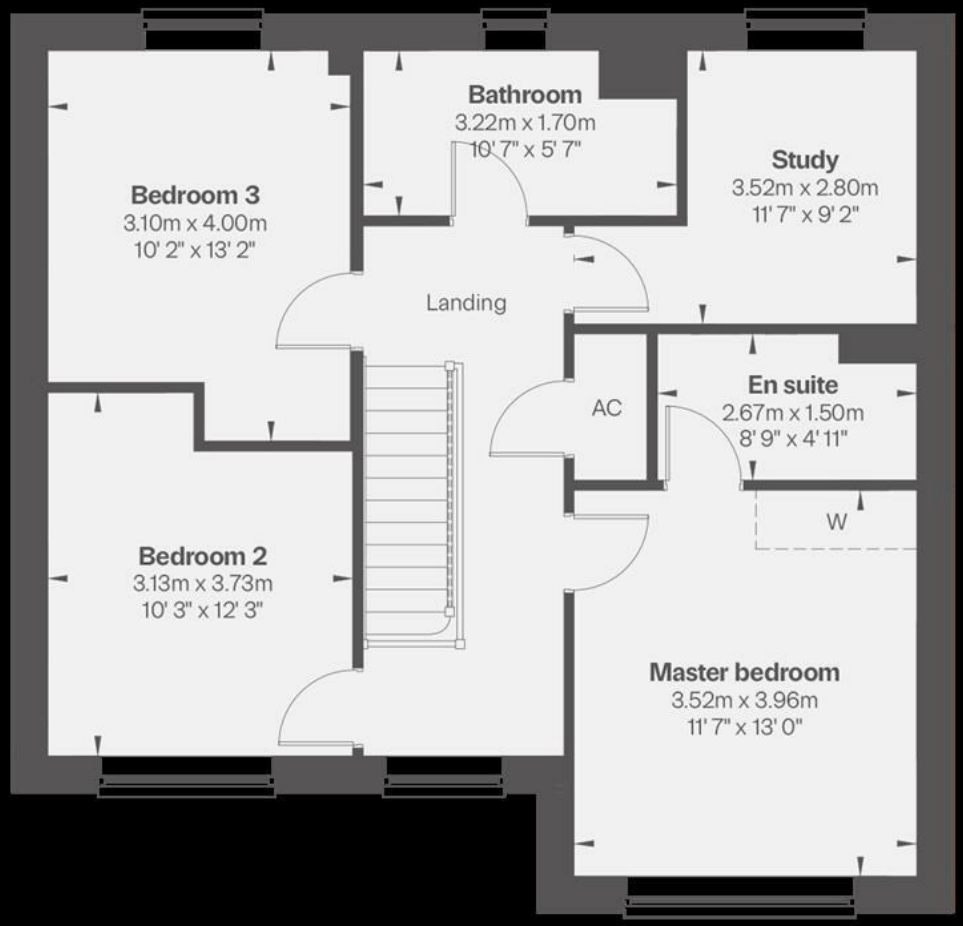
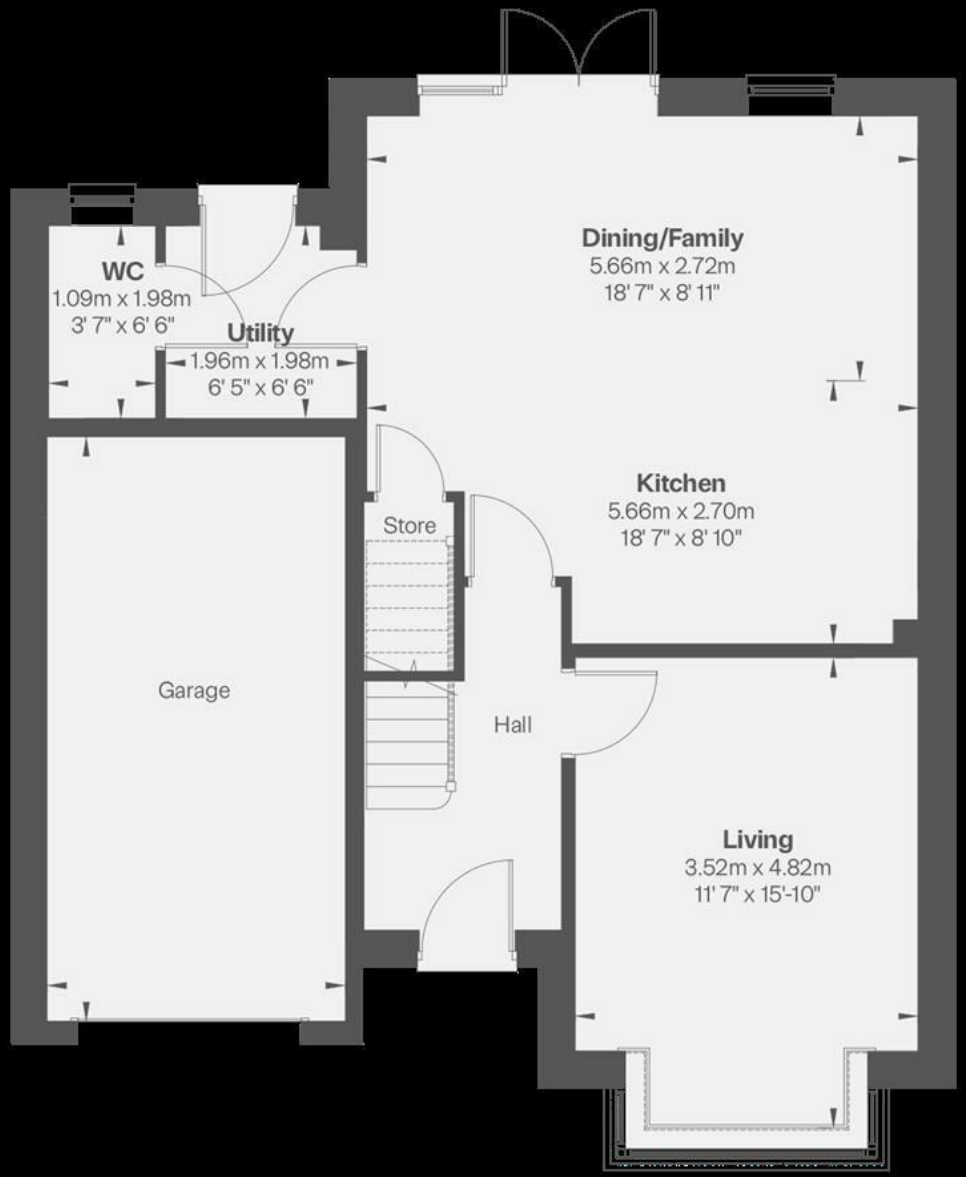
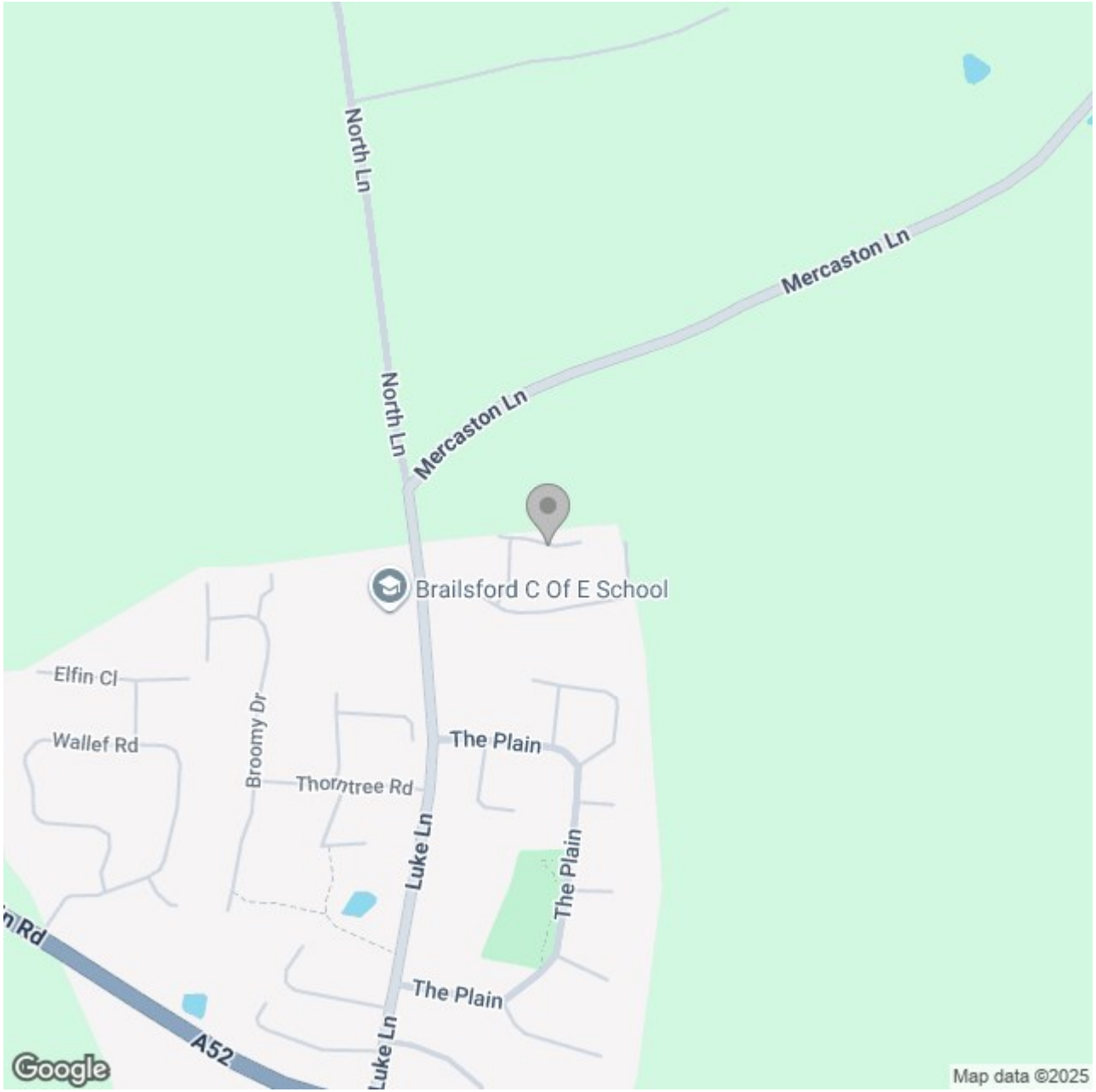

Bedroom 3
3.10m x 4.00m
10' 2" x 13' 2"
Bathroom
3.22m x 1.70m
10' 7" x 5' 7"
Study
3.52m x 2.80m
11' 7" x 9' 2"
Landing
AC
En suite
2.67m x 1.50m
8' 9" x 4' 11"
W
Bedroom 2
3.13m x 3.73m
10' 3" x 12' 3"
Master bedroom
3.52m x 3.96m
11' 7" x 13' 0"


WC
1.09m x 1.98m
3' 7" x 6' 6"
Utility
1.96m x 1.98m
6' 5" x 6' 6"
Dining/Family
5.66m x 2.72m
18' 7" x 8' 11"
Kitchen
5.66m x 2.70m
18' 7" x 8' 10"
Store
Garage
Hall
Living
3.52m x 4.82m
11' 7" x 15'-10"



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

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