



Thorntree Road  
Brailsford





## 22 Thorntree Road

Brailsford  
Ashbourne  
Derbyshire  
DE6 3GH



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A stunning modern executive detached four bedroom property occupying an enviable position within this delightful cul de sac overlooking the communal green to the front.

The accommodation is delightfully presented throughout affording well proportioned Lounge which overlooks the green, open plan Dining Kitchen extending across the width of the property, useful utility room, study and ground floor WC. On the first floor are four double bedrooms and a family bathroom, with the master bedroom benefitting from an ensuite shower room.

Outside is a splendidly landscaped rear garden with single garage to the side with driveway providing off road parking in front.

### Asking Price:

£450,000



Ashbourne Office - 01335 342201



[ashbourne@bagshaws.com](mailto:ashbourne@bagshaws.com)





# Ground Floor

The main entrance door is situated to the front aspect and leads into **Entrance Hall** with oak effect flooring, stairs rising to the first floor, internal doors to Lounge, study, Dining Kitchen and ground floor WC. The **Ground Floor Cloakroom** is fitted with modern white suite comprising low flush W/C and pedestal wash hand basin with a continuation of the oak effect floor. The **Study** is delightfully located at the front of the property overlooking the communal green and provides an excellent space for use as a home office or children's playroom if preferred. The main reception room is the **Spacious Lounge** having bay windows to front and fitted wall unit below wall hanging TV space.

The lovely **Open Plan Dining Kitchen** extends across the width of the property at the rear having formal Dining area and French doors providing access to the garden and door to understairs storage cupboard. The Kitchen area provides a comprehensive range of white wall and base units with rolled edge work tops over and is complimented by the central island with further base storage and matching worktop over hang providing Breakfast bar eating space. The Kitchen also benefits from ingrated eye level double electric oven, gas hob with extractor hood over, integrated fridge and freezer, inset sink and drainer. Internal door to **Utility Room** with further workspace along with additional sink and drainer and undercounter appliance space with plumbing for washing machine, wall mounted central heating boiler, door to side providing external access.







## First Floor

The **First Floor Landing** is partially galleried with stairs rising from the Entrance Hall, it provides access to all bedrooms and family bathroom and has a built-in airing cupboard housing the hot water tank.

The **Principal Bedroom** is front facing with views across the communal green and benefitting from a modern **Ensuite shower room**. **Bedroom Two** and **Bedroom Three** are both double bedrooms and situated to the rear overlooking the garden. **Bedroom Four** is a smaller front facing bedroom, currently used as a dressing room but providing ample bed space if required, this room also overlooks the communal green.

The **Family Bathroom** has a fitted three piece suite comprising Low flush WC, pedestal wash hand basin and panelled bath, tiled floor and part tiled walls.





# Externally

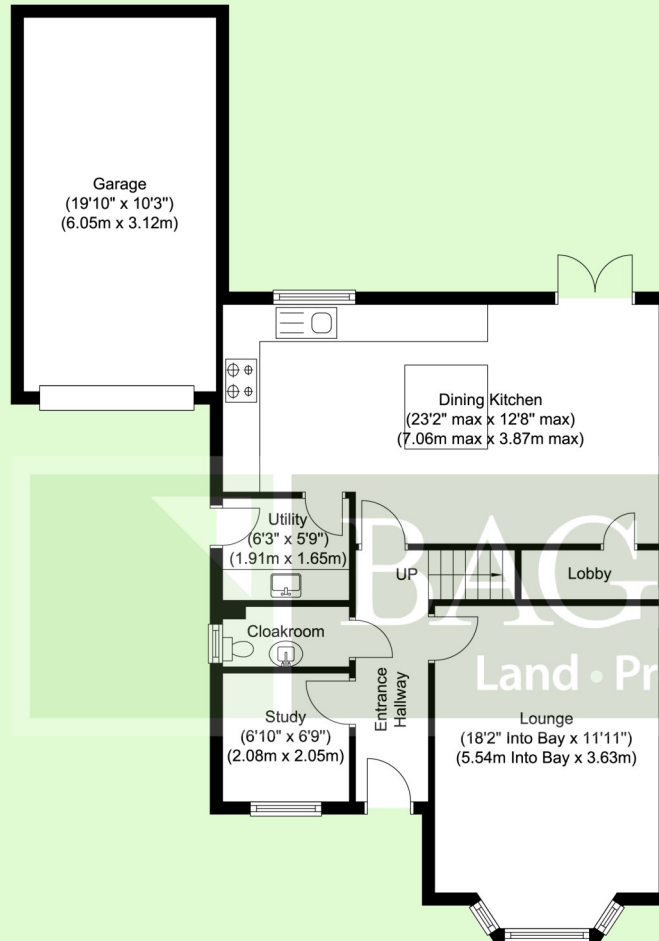
The attractive front forecourt has paved path leading to the front door with artificial lawn adjacent and raised flower bed. To the side of the property is a drive providing off road parking for at least two vehicles and access to the **Garage** with electric roller shutter door, power and lighting. The drive also provides pedestrian access to the side door.

To the rear of the property is a landscaped garden with extensive paved patio seating area with covered canopy and level lawned garden retaining a good level of privacy backing onto a wildlife strip, bordered by fencing with attractive pergola.

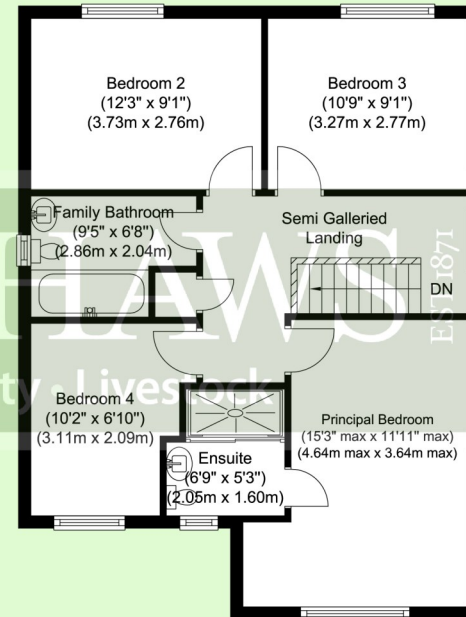




## Ground Floor



## First Floor



## Thorntree Road, Brailsford, Ashbourne DE6 3GH

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

**Assessments First**



# General Information

## Services:

Main Electricity, Mains water and drainage.

Mains Gas central heating.

## Tenure and Possession:

The property is sold Freehold with vacant possession.

## Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

## Fixtures and Fittings:

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaw's have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

## Local Authority and Council Tax Band:

Derbyshire Dales District Council. Council Tax band E.

## Directions:

What3words: ///suitable.awakening.feasted

## Viewings:

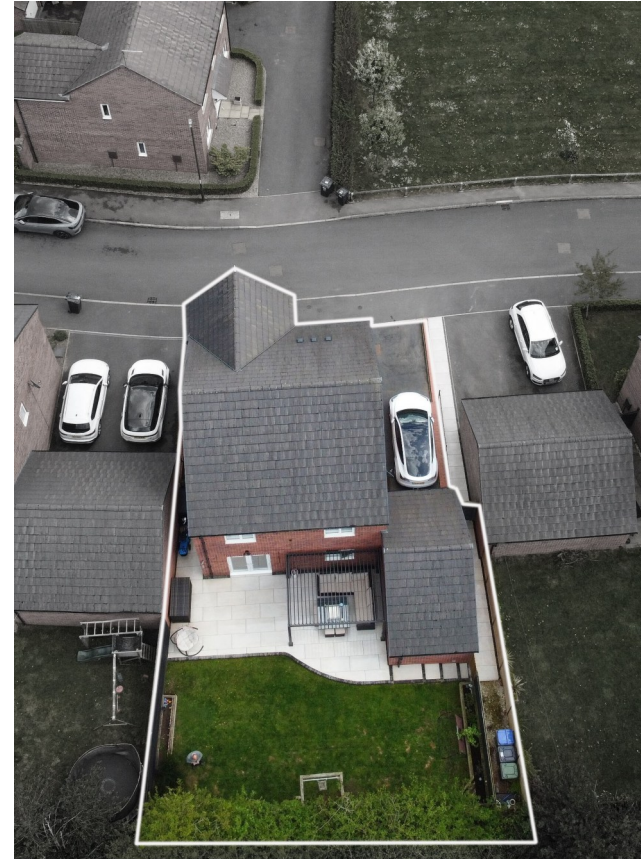
Strictly by appointment through the Ashbourne Office of Bagshaw's as sole agents on 01335 342201 or e-mail: ashbourne@bagshaws.com.

## Broadband Connectivity:

It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

## Mobile Network Coverage:

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.



## Agents Notes:

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.





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