



## Plot 3, 15 Dairy Mews, off Luke Lane, Brailsford, Ashbourne, Derbyshire, DE6 3FG

**£325,000**



Boxall Brown & Jones are delighted to represent Welburn Homes in the sale of their latest development in Brailsford, Ashbourne, Derbyshire.



# Plot 3, 15 Dairy Mews, off Luke Lane, Brailsford, Ashbourne, Derbyshire, DE6 3FG

**£325,000**



## **DIRECTIONS**

Approaching from Derby heading towards Ashbourne on the A52, pass through Mackworth Village, Kirk Langley and into Brailsford, pass the Rose and Crown public house taking the next right turn onto Luke Lane, where the development will be found immediately on the left.

Approaching from Ashbourne heading towards Derby on the A52, pass through Osmaston reaching Brailsford, turning left onto Luke Lane, where the development will be found immediately on the left.

Plot 3 is a highly impressive three double bedroom, semi-detached property with a delightful homely feel and impressive accommodation arranged over three floors positioned at the rear of the development with pleasant turning courtyard and communal garden.

Carpets and floor coverings are included in the sale.

Featuring three double bedrooms, the superb master on the second floor with en-suite, along with an 'in-demand' dining kitchen with integrated appliances and French doors to the garden, this is a thoughtfully designed property with driveway and garage.

Adding to the appeal, is a gas central heating system and attractive casement style double

glazed windows and French doors along with a stylish composite front door. The full accommodation comprises, a spacious and welcoming entrance hallway with stairs to the first floor, guest cloakroom, full width dining kitchen with integrated appliances along with space for a dining table and chairs with French doors leading to the garden, there is also a separate living room. To the first floor, a pleasant landing with store cupboard leads to two double bedrooms and main three piece bathroom suite. From the first floor landing, a door leads to a lobby with stairs leading directly into a superb master bedroom suite being large with front and rear windows and en-suite.

Externally, there is an attractive planted front garden whilst to the rear, there is an enclosed garden with lawn with patio. The property comes complete with a driveway and garage. Both gardens are to be grass seeded.

Brailsford is a semi-rural village positioned on the A52 conveniently between the beautiful and busy market town of Ashbourne and the vibrant city of Derby home to Rolls-Royce, Toyota and many railway related firms including Alstom formally Bombardier.

Within this lovely village, there are several café's, convenience store, public house, gift shop and even a golf course along with plenty of beautiful countryside walks and cycling lanes.

## **ACCOMMODATION**

## GROUND FLOOR

### ENTRANCE HALLWAY

### CLOAKROOM

5'10" x 3'1" (1.8m x 0.95m)

Fitted with a low level WC and wash basin.

### DINING KITCHEN

19'0" x 11'5" (5.8m x 3.5m)

Beautifully appointed with a stylish range of kitchen cupboards and drawers with attractive work surfaces and tiling. The kitchens come integrated with an electric oven, gas hob and extractor fan, fridge, freezer and dishwasher with space for a washing machine. The combination boiler is also neatly housed away within a wall unit. There is ample space for a dining table and chairs with French doors leading to the garden.

### LIVING ROOM

12'1" x 11'9" (3.7m x 3.6m)

A separate family room with media connections, perfect to relax into as the evening and weekend arrives.

## FIRST FLOOR

### LANDING

### BEDROOM TWO

12'1" x 11'9" (3.7m x 3.6m)

A generous double bedroom with a front facing window overlooking the attractive courtyard.

### BEDROOM THREE

11'9" x 11'5" (3.6m x 3.5m)

A third generous double bedroom with a rear facing window.

### MAIN BATHROOM

8'10" x 6'2" (2.7m x 1.9m)

Fitted with a classic three piece white suite comprising a panelled bath with mains overhead shower and regular shower head with screen, wash basin and WC, attractively tiled with extractor fan and chrome towel radiator.

## SECOND FLOOR



## MASTER BEDROOM

15'1" x 15'5" (4.6 x 4.7)

A superb master bedroom suite being spacious, light and airy, with front Velux window and rear dormer window.

## EN-SUITE

7'6" x 3'11" (2.3m x 1.2m)

Smartly appointed with a shower cubicle, wash basin and WC, with extractor fan and chrome towel radiator.

## OUTSIDE

Externally, there is a front garden, whilst to the rear, there is an enclosed garden and patio. The property comes complete with a driveway leading to a garage.

## PLEASE NOTE

1. Some of the properties within the Laitier Terrace/Dairy Mews development are still under construction, whilst others have been completed and previously occupied.
2. There are currently no specific buyer incentives available, although there may be Government schemes available for first time

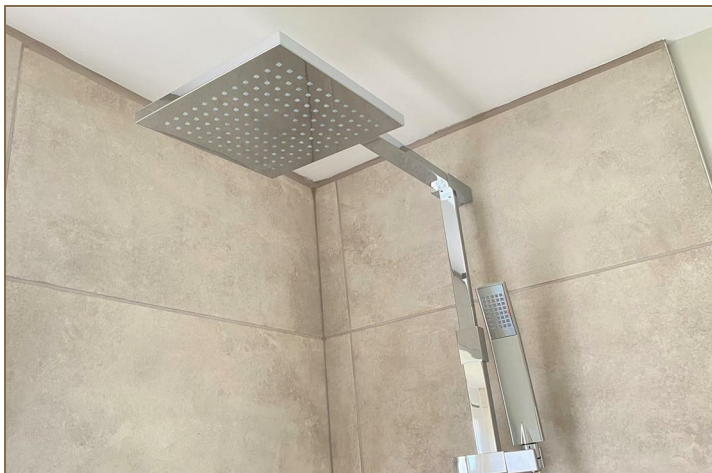
buyers. Please consult [www.Gov.uk](http://www.Gov.uk) for further information.

3. The sales particulars have been created in good faith and with accuracy, however some images are of the show home and not indicative of all plots. Please seek clarification from the offices of Boxall Brown & Jones, prior to visiting the site, if this is of particular importance.

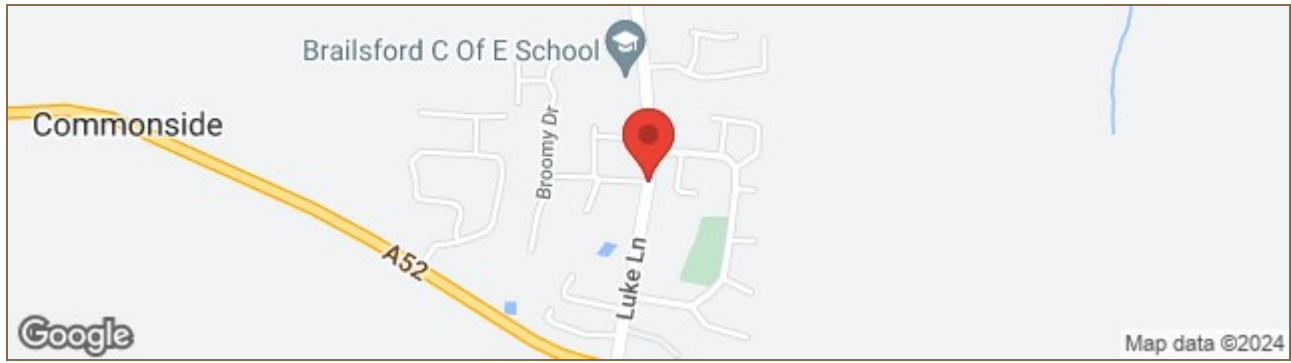
4. The development will benefit from a private road and car parking, in addition to communal areas. These will be managed and provided by 'Trustgreen' an award-winning sustainable open space management service. The current annual charge being £385. The apartments will incur an additional service charge yet to be confirmed.

5. Any further questions or queries regarding anything to do with the development should be initially directed to Boxall Brown & Jones and your legal advisor.





## Road Map



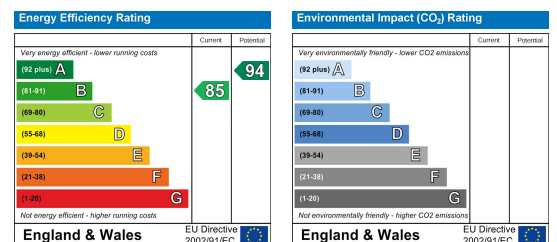
## Floor Plan



## Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list of referral fees paid to Boxall Brown & Jones can be found at [www.boxallbrownandjones.co.uk](http://www.boxallbrownandjones.co.uk)

[boxallbrownandjones.co.uk](http://boxallbrownandjones.co.uk)

Oxford House, Stanier Way  
Wyvern Business Park, Derby, DE21 6BF  
01332 383838  
sales@boxallbrownandjones.co.uk

The Studio, Queen Street  
Belper DE56 1NR  
01773 880788  
belper@boxallbrownandjones.co.uk