



3 Laitier Terrace, Off Luke Lane, Brailsford, Ashbourne, DE6 3HB

£279,300



Enjoying a large corner plot with a uniquely landscaped side parking area, this is a beautifully presented two double bedrooms, three bathrooms, modern townhouse with a superb open plan dining kitchen with French doors located in this popular sought after semi-rural village close to Derby city and Ashbourne town.



3 Laitier Terrace, Off Luke Lane, Brailsford, Ashbourne, DE6 3HB

£279,300



The delightfully presented interior offers efficient gas central heating and casement styled UPVC double glazed windows with generous accommodation comprising, a very welcoming entrance hallway with stairs leading to the first floor and a deep storage cupboard beneath, cloakroom WC with feature half-wall panelling, a cosy lounge and a full depth dining kitchen being smartly appointed with majority integrated appliances, ample space for dining furniture and French doors leading into the garden. To the first floor a pleasant landing area with store cupboard gives access into the main bedroom with private en-suite, second double bedroom sharing access with the landing into the main bathroom with shower over bath.

Externally, this property features a large side plot enclosed by vehicular gates and railings providing a secure car parking and store area with a raised landscaped garden, EV charger and picket fence with gate leading into a rear garden with patio and lawn. There is also an additional allocated parking space in a residents parking area.

A highly impressive modern home offering efficient and comfortable living in a delightful location and setting. This impressive property would be suitable for a first time buyer or downsizer.

The semi-rural village of Brailsford is conveniently located between Derby and

Ashbourne, accessible via the A52 offering ease of access into both the city and beautiful market town along with the stunning Derbyshire Peak District. Locally there is a convenience store, primary school, popular public houses, golf course, café and pleasant countryside walks and quiet lanes suitable for cycling.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALLWAY

Entering the property into a welcoming formal hallway area with a tiled floor, stairs lead to the first floor with a deep storage cupboard beneath, radiator.

CLOAKROOM WC

5'2" x 3'3" (1.57m x 0.99m)

Stylishly half-panelled walls appointed with a low-level WC and wash basin, extractor fan, radiator.

LOUNGE

10'5" x 10'5" (3.18m x 3.18m)

A cosy lounge with media connections, rear facing UPVC double glazed window, radiator.

DINING KITCHEN

20'8" x 8'10" (6.30m x 2.69m)

A spacious room with a tiled floor throughout, the kitchen is appointed with a modern styled range of wall and base units with matching cupboard and drawer fronts, laminate worksurfaces, sink and drainer, tiled

walls, electric oven, gas hob with an extractor fan over, integrated fridge, freezer and dishwasher, space for a washing machine, concealed wall mounted combination boiler, inset ceiling spotlights, front facing UPVC double glazed window. To the opposite end is the dining area with space for a table and chairs, French doors lead into the garden, radiator.

FIRST FLOOR

LANDING

Approached from the hallway with full height ceiling, front facing UPVC double glazed window, store cupboard, loft access, radiator.

BEDROOM ONE

14'1" x 7'10" (4.29m x 2.39m)

A comfortable double bedroom positioned to the rear having a UPVC double glazed window, media connections, radiator and access into:

EN-SUITE

6'6" x 3'11" (1.98m x 1.19m)

Smartly appointed with a three piece suite comprising a shower cubicle with mains shower and folding screen door, wash basin and WC, tiled floor, extractor fan and chrome towel radiator.

BEDROOM TWO

10'5" x 9'10" (3.18m x 3.00m)

A second generous double bedroom also with a rear facing UPVC double glazed window, media connections, radiator and en-suite access into the main bathroom.

BATHROOM/EN-SUITE

8'10" x 6'2" (2.69m x 1.88m)

A further smartly appointed main bathroom comprising a panelled bath with mains shower over and glazed screen, wash basin and WC, tiled floor, UPVC double glazed window, extractor fan and chrome towel radiator.

OUTSIDE

Externally, this property features a large side plot enclosed by vehicular gates and railings



providing a secure car parking and store area with a raised landscaped garden, EV charger and picket fence with gate leading into a rear garden with patio and lawn. There is also an additional allocated parking space in a residents parking area.

PLEASE NOTE

On completion of the development we are advised by our client there will be a £35 monthly fee payable to a management company for the maintenance and general upkeep of the communal areas.





Road Map



Floor Plan



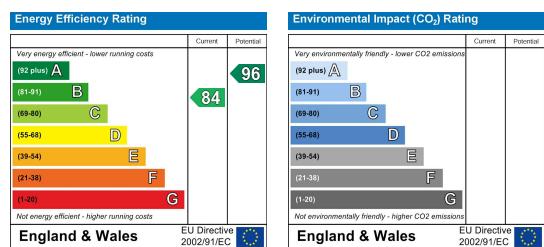
Viewing

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

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.

Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list off referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk

Energy Efficiency Graph



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