



## Plot 11, 2, Dairy Mews Off Luke Lane, Brailsford, Ashbourne, Derbyshire, DE6 3FG

**£310,000**



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



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**£310,000**



## **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 11 is a highly impressive three bedroom mews property with a delightful homely feel and impressive and deceptively spacious accommodation with pleasant front courtyard and garage.

Carpets and floor coverings are included in the sale.

Featuring an 'in-demand' living dining kitchen with integrated appliances, this is a thoughtfully designed property with driveway. There is also an en-suite to the main bedroom.

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 leads to three good-sized bedrooms, the main having an en-suite and finally the main bathroom.

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**

### **HALLWAY**

Entering the property through an attractive composite front door into a spacious hallway with tiled floor, stairs to first floor and radiator.

### **CLOAKROOM**

Generous and fitted with a low level WC and wash basin, tiled floor and radiator.



## LOUNGE

15'1" x 10'9" (4.60m x 3.28m)

A cosy lounge having a front facing UPVC double glazed window, French doors to the garden, media connections and two central heating radiators.

## DINING KITCHEN

Very spacious with ample room for dining and sitting furniture having a tiled floor throughout.

## DINING AREA

11'7" x 9'11" (3.53m x 3.02m)

The dining area has ample space for furniture, useful understairs store cupboard and two radiators.

## KITCHEN

14'5" x 9'5" (4.39m x 2.87m)

The kitchen is appointed with a range of wall and base units with grey cupboard and drawer fronts, laminate work surfaces and tiled splashback, composite sink and drainer, electric oven, gas hob and extractor fan, integrated fridge, freezer and dishwasher, inset spotlights to ceiling.

## UTILITY ROOM

5'10" x 4'11" (1.78m x 1.50m)

Fitted with a further range of wall and base units matching those in the kitchen, composite sink and drainer and space for two laundry appliances.

## FIRST FLOOR

### LANDING

Attractive semi-galleried landing with rear facing UPVC double glazed window and loft access.

### BEDROOM ONE

16'4" x 11'5" (4.98m x 3.48m)

A spacious double room featuring three front facing UPVC double glazed windows, radiator.

### EN-SUITE

10'3" x 3'4" (3.12m x 1.02m)

Nicely finished with a larger than average shower enclosure with mains shower, wash basin and WC, tiled floor, extractor fan and chrome towel radiator.



## BEDROOM TWO

13'8" x 9'6" (4.17m x 2.90m)

A second spacious double bedroom with two rear facing UPVC double glazed windows with pleasant aspect, radiator.

## BEDROOM THREE

11'1" x 9'6" (3.38m x 2.90m)

A third double bedroom having a rear facing UPVC double glazed window with pleasant aspect and radiator.

## BATHROOM

8'6" x 6'1" (2.59m x 1.85m)

Fitted with a white three piece suite comprising a panelled bath with mains overhead shower and screen, wash basin and WC, tiled floor, extractor fan, UPVC double glazed window and chrome towel radiator.

## OUTSIDE

Enclosed rear garden with fenced boundaries, paved patio, lawn and raised flower bed planter.

Driveway to front leading to:

## SINGLE 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



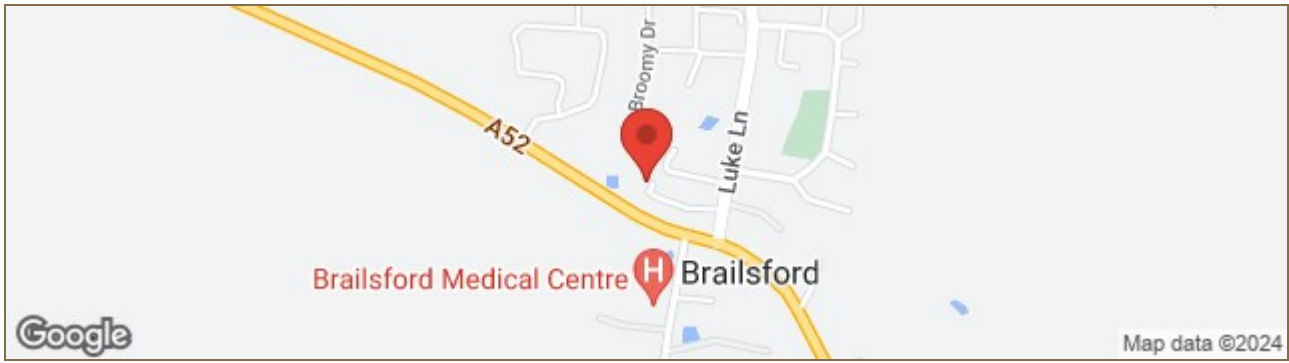
apartments will incur an additional service charge yet to be confirmed.

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.

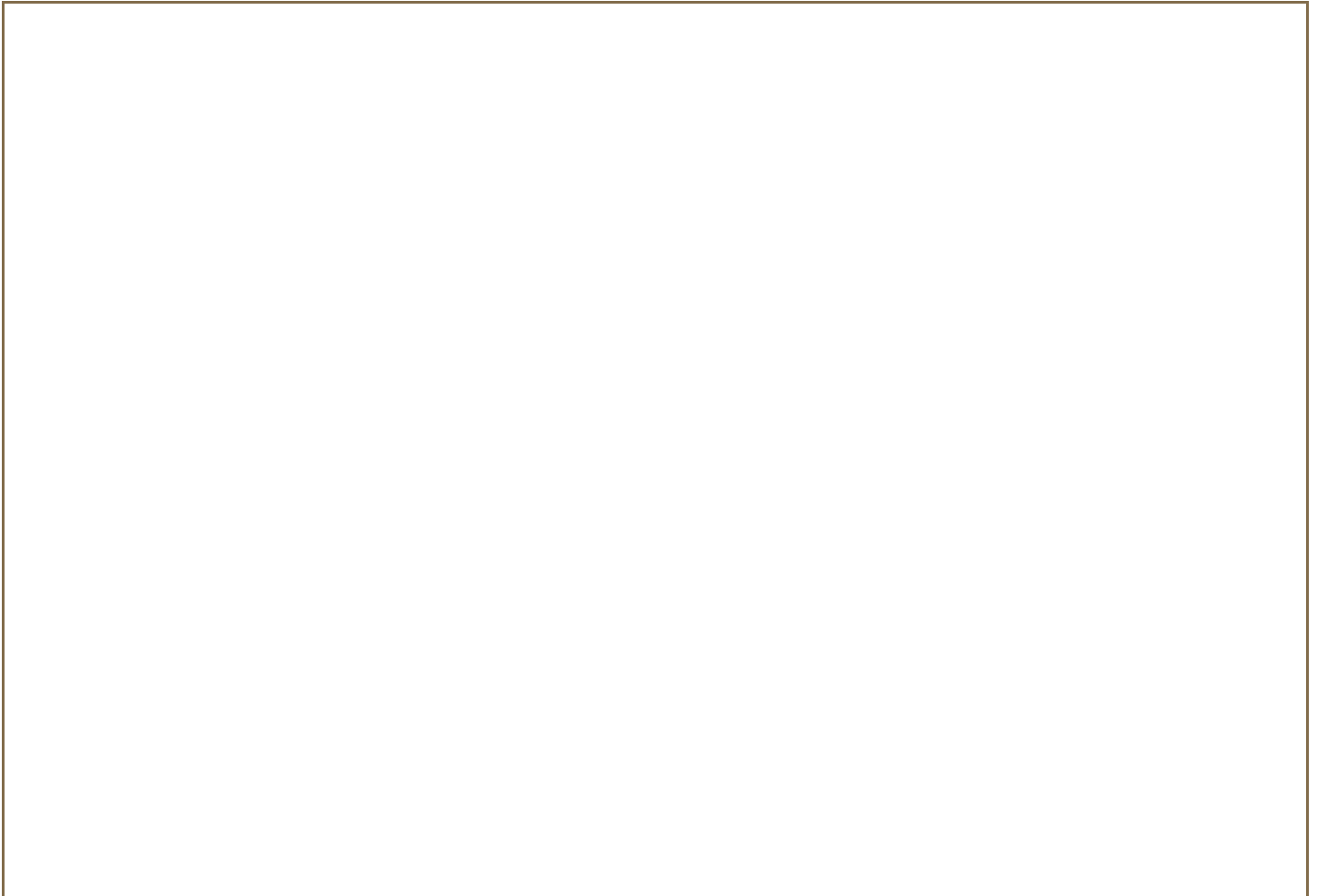




## Road Map



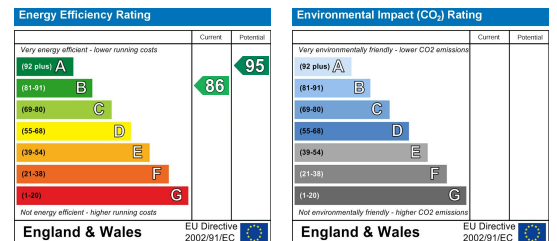
## Floor Plan



## 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.

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