

CURRAN
BIRDS
+ CO

Alley Walk, Brailsford
Ashbourne
£220,000



CURRAN BIRDS + CO

Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



NO CHAIN - A well presented and extended semi-detached cottage, set within this delightful cul-de-sac position in the heart of Brailsford. The property has a delightful plot with gardens to the front and rear with a rear access driveway leading to a detached garage. This property would be ideally suited to the first time buyer or young family and offers exciting potential for further improvement or extension (subject to necessary planning consent being obtained)

The property has recently undergone a scheme of re-decorartion and improvement and includes the installation of replacement uPVC double glazed windows and doors and new carpets. The property offers ready to move into accommodation and is available with no chain.





The Detail

An attractive and extended traditional semi-detached home, occupying this delightful cul-de-sac position set back off Main Road in the heart of Brailsford. The property is positioned within easy access of Ashbourne and Derby and offers plenty of delightful countryside walks close by.

The property has recently undergone a scheme of re-decoration and improvement and has the benefit of replacement uPVC double glazed windows and doors and also new carpets. There is also a combination boiler gas central heating system.

The accommodation in brief comprises: entrance hallway, lounge, spacious dining kitchen, rear hallway and ground floor bathroom. The first floor landing leads to three bedrooms and wc. The primary bedroom is a particularly spacious double bedroom.

Outside, the property has a delightful plot with gardens to the front and rear. The front garden is laid to lawn with pathway access to the front entrance and hedgerow boundary. There is a side pathway and lawned area to the side leading to the enclosed lawned rear garden with access to the rear driveway, detached garage and storage shed.





CURRAN BIRDS + CO

The Location

Brailsford is a sought after village, located between Derby and the market town of Ashbourne. Within the village itself and within walking distance is a local village primary school, village pub, local church, local cricket club, village hall and shops including a post office, cafe and a beauty therapy spa.

You can reach Ashbourne via the A52 in less than 10 minutes where a full range of amenities, including a range of independent shops, several supermarket and a leisure centre

The village is perfectly located for access into the Peak District and yet also convenient for commuting with the A50, A38 and M1 link roads all within easy reach.

Local places of interest include Kedleston Hall, Carsington Water and Brailsford Golf Club. There is a medical centre and school in the village.







The Particulars

- Extended Traditional Semi-Detached Home
- Recently Re-Decorated & New Carpets Installed
- Delightful Cul-de-Sac Location in the heart of the Village
- Combination Boiler GCH & Recently Fitted uPVC Double Glazed Windows
- Entrance Hallway, Lounge, Dining Kitchen & Rear Hallway
- Three Bedrooms & Ground Floor Bathroom
- Driveway leading to Detached Garage & Storage Shed
- Mainly Lawned Front & Rear Gardens
- Views Towards Beautiful Countryside
- No Chain Involved

Size

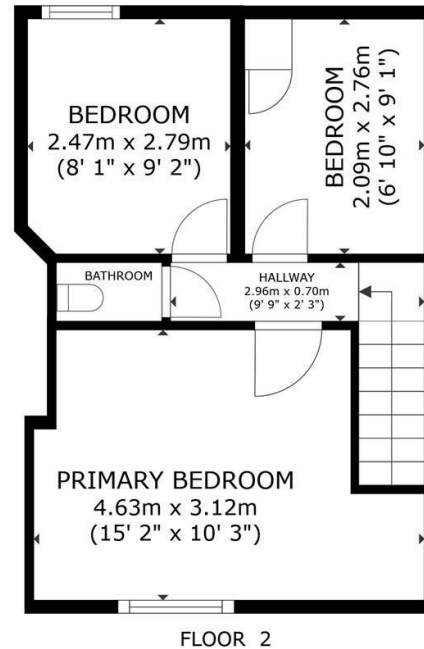
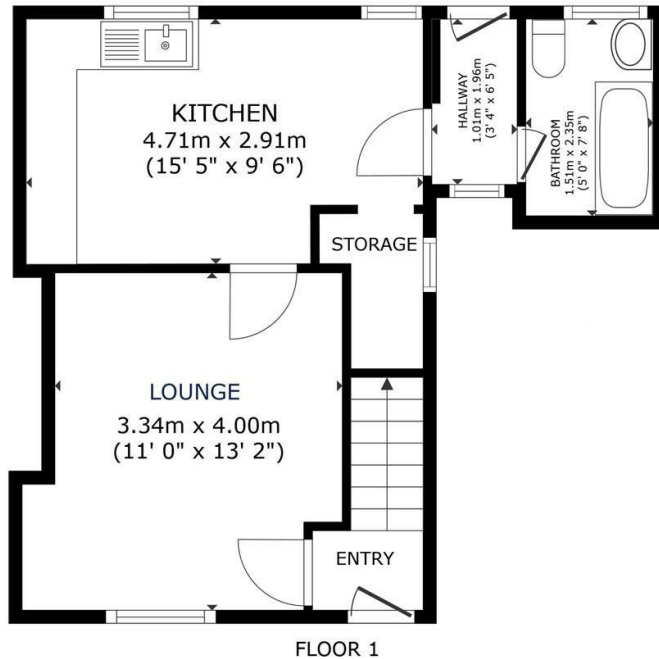
Approx 749.00 sq ft

Energy Performance Certificate (EPC)

Rating C

Council Tax Band

B



GROSS INTERNAL AREA
FLOOR 1 38.1 m² (410 sq.ft.) FLOOR 2 31.5 m² (339 sq.ft.)
TOTAL : 69.6 m² (749 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



CURRAN BIRDS + CO

Let's Talk

01332 411050
hello@curranbirds.co
curranbirds.co

The particulars above are a guide, not an offer or contract. Descriptions photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Curran Birds + Co does not give any representations or warranties; nor represent the Seller legally. Curran Birds + Co has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction. Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our Privacy Statement.

© Curran Birds + Co 2024 All rights Reserved