



Wallef Road, Brailsford Ashbourne DE6 3GT

welcome to

Wallef Road, Brailsford Ashbourne

The property occupies an established residential location and is fortunate to have a high specification of quality fixtures and fittings throughout. Notably excellent fitted kitchen with Bi- fold doors and luxury bathrooms by Sottini. There is a driveway and single garage.



Reception Hall

Oak staircase with turned spindles and wooden inlay leads to the first floor landing. Interior Wedge wood doors have chrome plated handles. Deep under stairs storage cupboard with power and light. Electric consumer unit. Radiator.

Utility

6' 2" x 4' (1.88m x 1.22m)

With work surface and base storage cupboard with recess and plumbing for an automatic washing machine. Radiator. The luxury tiled floor leads to fully ceramic tiled cloakroom/wc with decorative limestone tiling and a high quality Sottini suite in white with back to the wall wc with dual flush and a semi pedestal wash basin with mixer tap. Side facing double glazed translucent window. Recess ceiling spotlights and extractor fan. Radiator.

Study

8' 6" x 9' 4" (2.59m x 2.84m)

With broad front facing windows, delightful views over the gardens. Radiator beneath. LVT flooring.

Sitting Room

22' x 11' 6" (6.71m x 3.51m)

A dual aspect room which includes the front double glazed square bay window, with a radiator beneath and double glazed windows which have delightful views of the rear landscaped gardens, also with a radiator beneath.

Open Plan Dining Kitchen

22' 8" x 12' 2" (6.91m x 3.71m)

High quality range of base and wall cabinets in contrasting colours including dark grey cabinets by the Manor Cabinet Company with grey slate, and contrasting white faced cabinets with slim white granite work surfaces, with matching full splashback incorporating an under counter stainless steel sink unit with mixer tap. Built in appliances comprise with Hot Point full induction hob with cooker hood above and unit adjacent housing Hot Point double ovens including fan oven grill and Combi microwave oven. A tower unit includes Larder fridge and freezer and there is a full size Hot Point dishwasher machine. There is ample space for a large dining table adjacent to rear facing double glazed windows which have spectacular garden

views. Round the gardens is a green belt planting strip with mature specimen trees. Three section Bifold doors open from the side of the dining kitchen onto the beautifully landscaped gardens.

First Floor Landing

Beautiful and spacious landing has timber balustrade with Mahogany inlay and turned spindles. There is a rear facing window with delightful views and a radiator. Double door storage cupboard houses the wall mounted Potterton mains gas fired central heating boiler. From the left hand side, the accommodation includes...

Master Bedroom

19' 3" x 9' 7" (5.87m x 2.92m)

Measurements include ensuite - Dual aspect room with double glazed windows to the front and rear each with a radiator beneath. Excluded from the measurements are mirrored sliding door wardrobes which provide extensive hanging rail space and shelving.

Ensuite Shower Room/wc

Large master bedroom ensuite includes high quality Sottini white suite with chrome fittings comprising decorative tile shower enclosure with glass screen, back to the wall wc and a vanity wash basin with out of the wall Monobloc mixer tap. There is a centrally heated chrome towel rail, integrated storage cupboard and a side facing double glazed translucent window. There are recess ceiling spotlights and extractor fan.

Bedroom

12' 3" x 10' (3.73m x 3.05m)

Side facing double glazed window with a radiator beneath. Included in the measurements are mirrored sliding door wardrobes in three sections which provide extensive hanging rail space and shelving.

House Bathroom/wc

With high quality white suite by Sottini comprising a panel bath with centre fill and with out of the wall taps and shower, oval with glass screen adjacent, back to the wall wc and vanity wash basin with out of the wall Monobloc mixer tap. Side facing double glazed translucent window and

there is a display surface, shaving point, recess ceiling spotlights and extractor fan.

Bedroom

13' 8" x 9' 3" (4.17m x 2.82m)

With front facing double glazed window and radiator. The measurements are taken into the rear of double mirrored sliding door wardrobes which provide extensive hanging rail space and shelving.

Bedroom

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

Front facing double glazed window and radiator.

Exterior And Gardens

Attractively landscaped front gardens include deep shrubbery border and level lawn with a central pathway leading to the illuminated entrance door. Driveway to the side of the property provides vehicular parking and access to the detached brick garage with power and light. Rear gardens are professionally landscaped with a natural stone paved terrace adjacent to the property and the Bifold doors open onto a golden crest and limestone gravel front terrace which offers an attractive sitting out location adjacent to level lawns which have deep shrubs/herbaceous borders. There is exterior and light and water tap.

Entrance Porch

Open fronted entrance porch that has exterior light and central pathway that leads through an attractively planted front garden and forecourt with lawn.



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Wallef Road, Brailsford Ashbourne

- Four bedrooms
- High specification fixtures and fittings
- Open plan dining kitchen
- Master bedroom with en suite
- Bi-fold doors lead out to rear garden

Tenure: Freehold EPC Rating: B

offers in the region of

£435,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
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