



Thorntree Road, Brailsford Ashbourne DE6 3GH

welcome to

Thorntree Road, Brailsford Ashbourne

A beautifully presented family home in the heart of Brailsford village is brought to the market. Offering five bedrooms, two having en suites and the master providing an adjoining dressing area. Downstairs equally impresses with spacious living areas, utility and cloakroom.



Entrance Hall

The bright and spacious hallway gives a sense of elegance with the stunning galleried landing to the first floor and access to the study, downstairs WC, formal lounge and dining kitchen. The space also benefits from double storage cupboards and a radiator.

Cloakroom

The convenient downstairs cloakroom provides a WC, sink and radiator.

Study

7' 10" x 11' 5" (2.39m x 3.48m)

The study offers a multifunctional space and can easily be a playroom, hobby room or an office. With a window overlooking the front of the property and a radiator beneath, the room is bright and neutrally decorated.

Lounge

11' 8" x 17' 6" (3.56m x 5.33m)

A beautifully presented formal lounge featuring a stylish log burner (fitted in 2021), perfect for cosy evenings. The room is neutrally decorated with soft carpet flooring and benefits from a front facing window allowing in plenty of natural light. A radiator provides additional warmth. This inviting space flows seamlessly into the formal dining room, creating an ideal layout for entertaining and family gatherings.

Dining Room

8' 9" x 11' 8" (2.67m x 3.56m)

The formal dining room boats on trend chevron style flooring, which continues through to the open plan dining kitchen for a cohesive look. Double patio doors open directly onto the rear garden, making this a light and airy space with excellent indoor/outdoor flow. Internal access to the dining kitchen further enhances the practicality of the ground floor.

Dining Kitchen/Living

This impressive 21 foot L shaped dining kitchen is truly the heart of the home, offering the perfect

combination of style, functionality and family living. Fitted with an attractive range of two toned base and wall units, the kitchen provides an ample cupboard and drawer storage, complemented by roll top worktops for generous preparation space. Integrated appliances include a fridge freezer, five ring gas hob, Zanussi dual ovens and Belfast style sink positioned beneath a rear facing garden providing garden views. A stand out central island enhances the space further, offering additional storage, breakfast bar seating and practical preparation area, ideal for busy family mornings or entertaining guests.

The kitchen is currently configured with a relaxed seating area, making it a welcoming hub, double patio doors open out to the rear garden. Chevron flooring is continued from the adjoining dining room for continuity, while multiple access points ensures a fantastic flow throughout the ground floor.

Utility

7' 7" x 5' 6" (2.31m x 1.68m)

The useful utility has base units with integrated sink and plumbing for a washing machine, with a wall unit housing the boiler. Door provides side access to the property.

Landing

The landing provides access to the five bedrooms, bathroom and loft, which is boarded and accessed via ladder. The space also houses the hot water tank within a practical cupboard.

Bedroom One

12' x 13' 4" (3.66m x 4.06m)

The spacious master suite comprises in a bedroom, dressing area and adjoining en suite. The bright bedroom area is well proportioned offering space for freestanding furniture. Window to the front allowing natural light to flood the room and radiator beneath. It also provides carpet flooring, useful thermostatic heating controls and elegant chandelier lighting.

Dressing Area

7' 3" x 8' 2" (2.21m x 2.49m)

The space provides room for free standing or fitted furniture.

Ensuite

The en suite comprises in a mains fed shower in a fully tiled unit, WC and free standing sink

Bedroom Two

11' 8" x 8' 10" (3.56m x 2.69m)

A bright and spacious room neutrally decorated, carpet flooring, window overlooking the rear garden with radiator beneath and access to the en suite.

Ensuite

The ensuite is well equipped with a mains fed shower, WC, and sink. Window to rear with obscured glass for added privacy.

Bedroom Three

9' 4" x 11' 11" (2.84m x 3.63m)

Another good sized bedroom to the front of the property. Provides carpet flooring, window and radiator beneath. Neutrally decorated, perfect for adding your own personal touch.

Bathroom

A well appointed, four piece suite comprising in mains fed shower and enclosure, bath, WC and sink with chrome mixer tap.

Bedroom Four

8' 8" x 8' 8" (2.64m x 2.64m)

A good sized carpeted single bedroom with views overlooking the rear garden. Tastefully decorated and provides a radiator for warmth and comfort.

Bedroom Five

7' 9" x 9' 6" (2.36m x 2.90m)

This room is currently used as a study but would easily be a comfortable single bedroom. Again neutrally decorated, allowing for personal touches. It also contains carpet flooring, radiator and window overlooking the front.



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Thorn tree Road, Brailsford Ashbourne

- Five Bedroom
- 21 foot dining kitchen/living
- Double garage
- Good sized rear garden
- Log burner

Tenure: Freehold EPC Rating: B
Council Tax Band: F

offers in excess of

£535,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
ABN106653 - 0005

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