

# Thorntree Road

Brailsford, Ashbourne, DE6 3GH

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German







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Offers over £550,000

This former show home with several high quality upgrades offers stylish accommodation including two en suites, three reception rooms and an open plan living dining kitchen complemented by beautifully presented gardens. Located on a popular development in Brailsford.



Welcome to 3 Thorntree Road - a beautifully presented modern five-bedroom detached home that perfectly blends style with functionality, making it ideal for families seeking additional space. Previously the show home for the development, this property benefits from several high-quality upgrades and thoughtful touches that enhance its appeal and usability.

The layout of the home is both practical and inviting, featuring multiple reception rooms that provide flexible options for both relaxing and entertaining. Additional features include a large double garage with a handy utility room/mini-kitchen and guest cloakroom, further enhancing the practicality of this family-oriented home. The property is complemented by beautifully landscaped gardens, providing a private and picturesque setting. The property is sold with the benefit of gas fired central heating and sealed unit double glazed windows in uPVC frames throughout.

Entering the property via the composite front door into the spacious reception hallway, it has Porcelanosa tile flooring, a central staircase to the first floor and doors off to the study, sitting room, guest cloakroom and living dining kitchen. There are also two useful storage cupboards, each having rails and shelving.

The Porcelanosa tile flooring continues into the guest cloakroom, which has a pedestal wash hand basin, low level WC and electric extractor fan.

Entering the sitting room, you'll find a welcoming space with a front-facing window with blinds. Double doors connect this area to the dining room, offering a versatile space that could also function as a garden room or playroom. Conveniently, this room provides direct access to the expansive living dining kitchen and features French doors that lead out to the rear garden. The third reception room is the study which has a window to front with blinds and space for extensive shelving and desk space.

Moving into the living dining kitchen, it has a continuation of the Porcelanosa tile flooring and a stylish range of gloss cupboards with contrasting quartz preparation surfaces with matching upstand surround incorporating a 1 ½ sink with adjacent drainer plus a separate chrome hot water tap for drinks and cooking. Integrated appliances comprise a dishwasher, fridge freezer, a five ring gas hob with extractor fan canopy above in addition to a walk-in pantry cupboard. The living dining area has French doors out onto the rear garden.

The utility room has matching units and quartz preparation surfaces as the kitchen, an 1 ½ sink, space and plumbing for a washing machine and tumble dryer plus a composite door to the side.

On the first floor galleried landing is an airing cupboard with shelving and a loft hatch access. The spacious master bedroom has the benefit of a dressing area with fitted wardrobes that have interior shelving, double hanging space and drawers. The ensuite is fully tiled having a white suite with wall hung wash hand basin with chrome mixer tap, low level WC, double shower unit with chrome mains shower and rainfall shower, chrome ladder style heated towel rail and electric extractor fan.

The second bedroom has useful fitted wardrobes with sliding doors and also benefits from having its own ensuite which is fully tiled and has a white suite comprising a wall hung wash hand basin with chrome mixer tap, low level WC, double shower unit with chrome mains shower and rainfall shower, chrome ladder style heated towel rail and electric extractor fan.

The second bedroom also has a separate door into bedroom five, which is currently used as a second dressing room with fitted wardrobes, which can be removed if necessary.

There are two further bedrooms, with bedroom three having useful fitted wardrobes.

Walking into the family bathroom it is fully tiled with co-ordinating Porcelanosa tiles. It has a white suite including a wall hung wash hand basin with chrome mixer tap, low level WC, bath with chrome mixer tap, shower unit with mains rainfall shower, chrome ladder style heated towel rail and electric extractor fan.

Outside - The property has beautifully presented and landscaped gardens to front and rear. The rear garden has an extensive patio seating area, a laid lawn with a well-established herbaceous and flowering borders, potting area and a small vegetable bed. There is also a Victorian style greenhouse, outside power, tap plus lighting to the front, rear and side.

Undoubtedly, one of the selling features of this property is the large double garage, which was the former sales office for the show home. There is Karndean flooring throughout, extensive cupboards and shelving whilst also benefiting from a utility room/'mini kitchen', which has a rolled edge preparation surfaces with inset stainless-steel sink and adjacent drainer, tile splashback surround, appliance space and plumbing for a washing machine and cupboards. There is also a separate guest cloakroom having a wash hand basin and low-level WC, electric extractor fan and loft hatch access.

In front of the garage is a spacious tarmac driveway providing ample off-street parking for multiple vehicles.

**Note:** There is a communal service fee of £343 per annum (Dales View (Brailsford) Man Co Ltd Ground Solutions UK Ltd).

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Property construction:** Standard

**Parking:** Off street

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Standard Broadband

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Derbyshire Dales District Council / Tax Band F

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

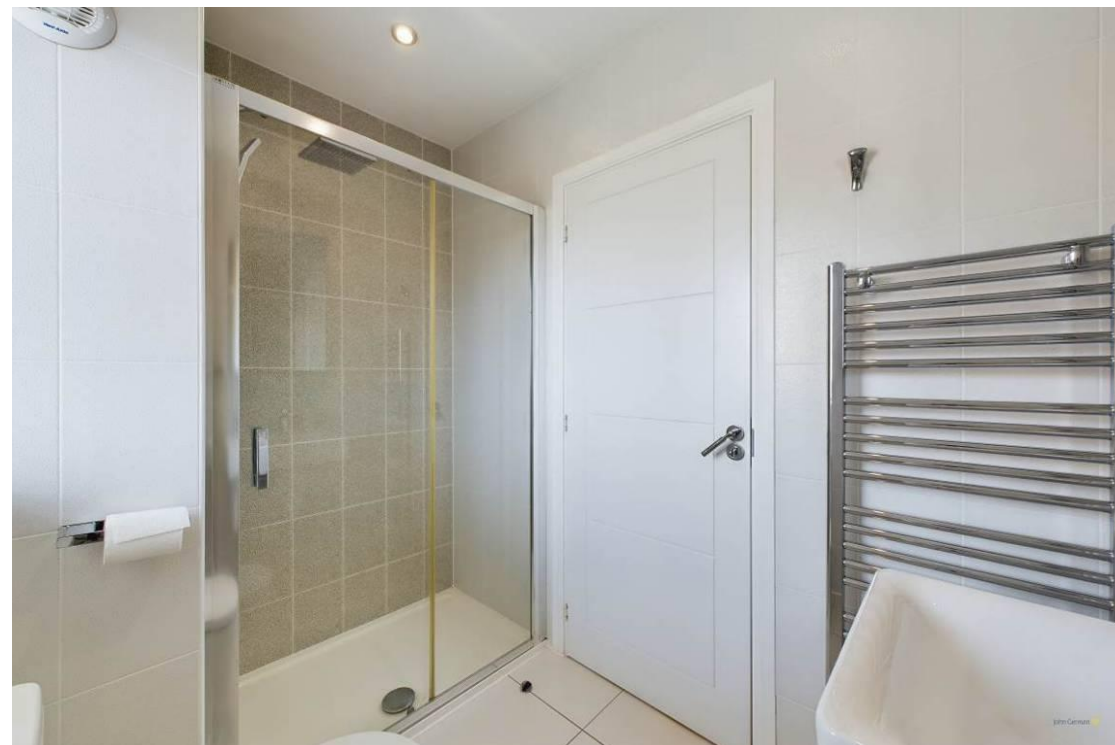
**Our Ref:** JGA/16052024

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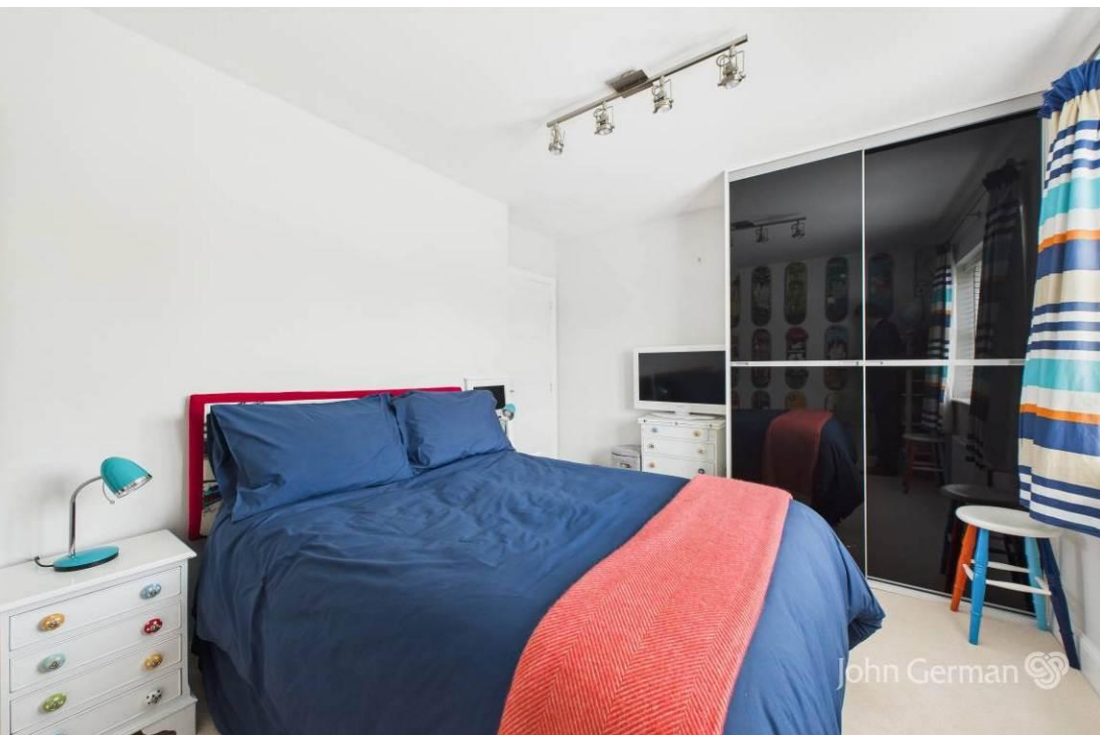








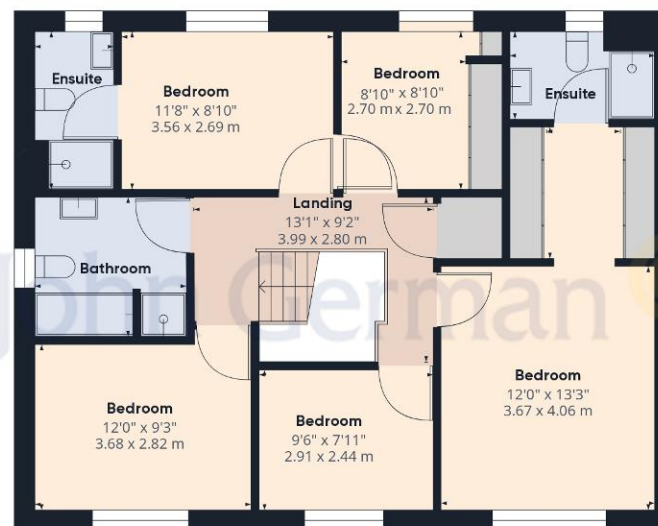








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

2197.83 ft<sup>2</sup>

204.19 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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### Agents' Notes

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### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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