Saracens Court

Brailsford, Ashbourne, DE6 3DX





John Cerman St

A three-bedroom semi-detached home in a prime Brailsford location, featuring gas central heating, double glazing, and high-quality finishes throughout. Includes a spacious dining kitchen, cosy sitting room, guest cloakroom, three bedrooms, and a bathroom.

£300,000





An exquisite three-bedroom semi-detached cottage styled modern home, situated within a select executive development in the heart of Brailsford. Built to the highest standards, the property is sold with the benefit of gas fired central heating and double glazing throughout and internally briefly comprises of entrance hallway, guest cloakroom, dining kitchen and a sitting room. To the first floor are three bedrooms and a bathroom. The property offers an exceptional opportunity to enjoy the convenience of village life in a home that meets the highest standards of comfort and finish.

The village boasts a range of facilities, including a highly regarded primary school, a post office/shop, and a pub. Brailsford's ideal location provides easy access to the historic market town of Ashbourne, only a short drive away, and excellent transport links to Derby and the wider East Midlands, making it perfect for commuters seeking a peaceful retreat from city life. With access to beautiful walking trails and outdoor activities in the nearby Peak District National Park, Brailsford is an ideal choice for those looking to enjoy an active lifestyle amid nature while remaining well-connected.

Step under the solid oak-framed porch and enter via the wooden door into a welcoming reception hallway, with practical tiled flooring. From here, you'll find doors leading to the guest cloakroom, sitting room, and dining kitchen. The hallway also includes a staircase to the first floor, with a handy understairs storage cupboard.

In the dining kitchen, the tiled flooring continues, there are rolled-edge preparation surfaces with an inset 1% stainless steel sink, drainer, and chrome mixer tap. A selection of cupboards and drawers provides plenty of storage, with additional wall-mounted cabinets. Integrated appliances include a fridge-freezer, dishwasher, and washing machine, along with a Bosch electric oven, grill, and four-ring gas hob with an extractor fan above.

Stepping into the sitting room, you're welcomed by a brick fireplace with a gas fire, creating a cozy focal point. uPVC French doors open to the rear garden, while shutter blinds throughout add a touch of style.

The guest cloakroom features the same tiled flooring, a pedestal wash basin with a chrome mixer tap, a low-level WC, and shutter blinds.

The first-floor semi-galleried landing features windows with shutter blinds, loft hatch access with a pull-down ladder, leading to a partially boarded loft for extra storage. Doors from the landing open to the bedrooms and bathroom.

Bedrooms one and two are both spacious doubles, each featuring shutter blinds, with bedroom one also offering fitted wardrobes for convenient storage. Bedroom three is a well-proportioned single, ideal for a child's room or home office.

The bathroom is fully tiled and features shutter blinds for privacy. It includes a white suite with a pedestal wash basin and chrome mixer tap, a low-level WC, a bath with a chrome mixer tap, a double shower unit with a chrome mains shower and a chrome ladder-style heated towel rail.

Outside, the front of the property features a block-paved driveway offering convenient off-street parking, complemented by an adjacent lawn area. Additional block-paved parking is available to the side, along with a pedestrian gate leading to the rear garden. The rear garden is low maintenance, with paved patio seating areas, a timber shed, and a timber log store.

Agents note: There is an estate management fee of approximately £120. **Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

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: Fibre

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Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band C
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA29102024

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