



GADSBY
NICHOLS

18 The Plain, Brailsford, Ashbourne, DE6 3BZ
Offers Around £275,000

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A STRUCTURALLY EXTENDED THREE-BEDROOMED END-TOWNHOUSE, enjoying a sought-after, yet convenient, village location. Available with IMMEDIATE VACANT POSSESSION, the property offers a well-proportioned family interior, having the benefit of gas central heating and double glazing, and briefly comprising: -

GROUND FLOOR, enclosed entrance porch, entrance hall, front lounge, extended dining kitchen, utility room, cloaks/WC, and conservatory. FIRST FLOOR, landing, three bedrooms, and wet room. OUTSIDE, front garden, driveway affording car standing, attached single garage, and mature approximate southwest-facing rear garden. EPC E, Council Tax Band B.

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THE PROPERTY



A structurally extended end-townhouse, offering a spacious family interior, with the additional benefit of immediate vacant possession. The property offers an exciting opportunity for a scheme of further refurbishment to individual taste, and comprises; enclosed entrance porch, entrance hall, lounge, dining kitchen, utility room, cloaks/WC, conservatory, three bedrooms, wet room, driveway parking, single garage, and front and rear gardens.

LOCATION

The property is situated in the sought-after village of Brailsford, which lies approximately midway between the City of Derby and the popular Market Town of Ashbourne. The property is within easy driving distance of both, with Brailsford affording a range of amenities to include; convenience store/post office, public house, restaurants, doctors surgery, churches, and golf course, together with a modern village primary school, which is within walking distance. A nearby bus service provides links to Derby and Ashbourne.

DIRECTIONS

When leaving Derby city centre by vehicle, proceed along the A52 Ashbourne Road continuing through Kirk Langley, and on entering Brailsford turn right into Luke Lane, and right into The Plain.

What 3 Words /// bridge.chins.mealtime

VIEWINGS

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13458.

ACCOMMODATION

Having the benefit of gas central heating, and double glazing, the detailed accommodation comprises: -

GROUND FLOOR

ENCLOSED ENTRANCE PORCH

Having UPVC multi-pane double glazed double entrance doors opening to the: -

ENTRANCE HALL

Having central heating radiator, and stairs to the first floor with understairs store.

FRONT LOUNGE

4.55m x 4.52m (14'11" x 14'10")



Having double glazed bow window to the front, two central heating radiators, wide stone fireplace with display plinth, slate hearth, and coal-effect electric fire, and cocktail bar.



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EXTENDED DINING KITCHEN

5.00m x 4.55m (16'5" x 14'11")



Having fitments comprising; two double base units, three single base units, and two sets of drawers, together with stainless steel sink unit with double drainer, ample work surface areas with tiled splashbacks, central heating radiator, wall-mounted gas-fired central heating back-boiler providing domestic hot water and central heating, and UPVC multi-pane double glazed window to the rear overlooking the garden.



UTILITY ROOM

4.11m x 1.83m max (13'6" x 6'0" max)

Having fitments comprising base cupboard, and broom cupboard, together with sink unit, UPVC multi-pane double glazed windows to the side and rear, and UPVC multi-pane door to the conservatory.

CLOAKS/WC

Having suite comprising; low-level WC.

CONSERVATORY

4.65m x 2.51m (15'3" x 8'3")



Having brick base, UPVC double glazed windows, sliding patio doors to the rear, and useful multi-pane glazed internal access door to the garage.

FIRST FLOOR

LANDING

Having double glazed side window, built-in airing cupboard housing the hot water cylinder, and access to the loft space via an aluminium loft ladder, with the loft being boarded.

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BEDROOM ONE

4.55m x 2.54m (14'11" x 8'4")



Having fitments comprising; three double wardrobes with top cupboards, together with UPVC double glazed window, and central heating radiator.

BEDROOM TWO

3.40m x 3.35m (11'2" x 11'0")



Having UPVC multi-pane double glazed window, and central heating radiator.

BEDROOM THREE

2.97m x 2.06m max (9'9" x 6'9" max)



Having fitments comprising; double wardrobe, and cupboards, together with central heating radiator, and UPVC multi-pane double glazed window.

WET ROOM



Having white suite comprising; low-level WC, wash hand basin, and shower are with shower unit, together with wet flooring, tiled walls, central heating radiator, and UPVC multi-pane double glazed window.

OUTSIDE

FRONT GARDEN

Having lawn, shrub borders, and driveway affording car standing and leading to the: -

ATTACHED SINGLE GARAGE

5.18m x 2.82m (17'0" x 9'3")

Of brick construction, having up-and-over door to the front, door to the rear to the conservatory, and electric power and light.

REAR GARDEN



A particular feature to note is the pleasant, approximate southwest-facing, mature, good-sized rear garden, having paved patio, lawn, flower and shrub borders, ornamental fish pond, aluminium and glazed greenhouse, and timber garden shed.



ADDITIONAL INFORMATION

TENURE

We understand the property is held freehold, with vacant possession provided upon completion.

ANTI-MONEY LAUNDERING (AML) REGULATIONS

In accordance with AML Regulations, it is our duty to verify all Clients, at the start of any matter, before accepting instructions to market their property.

We cannot market a property before carrying out the relevant checks, and in the case of Probate, we must verify the identity of all Executors, if there are more than one.

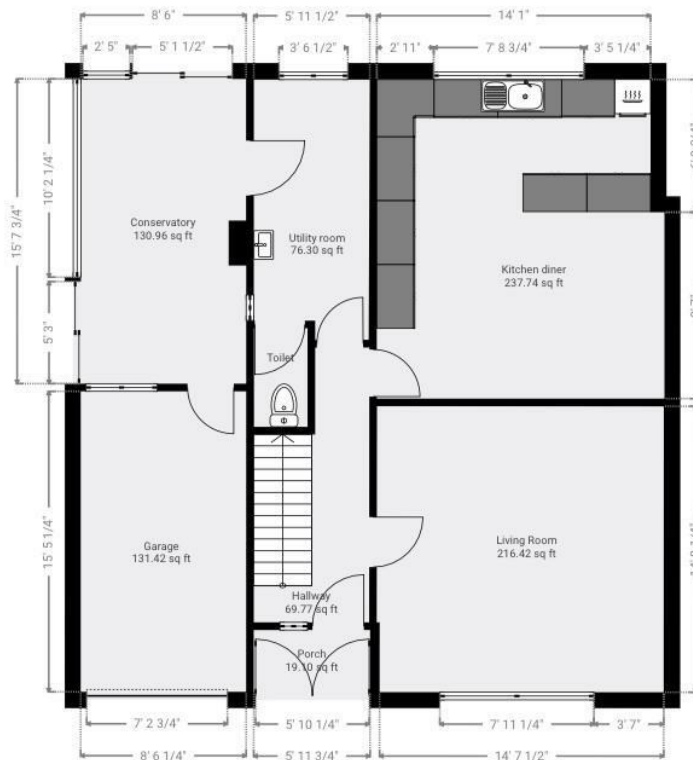
In order to carry out the identity checks, we will need to request the following: -

- a) Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;
- b) Proof of Address – we will need to verify this information by having sight of a utility bill, bank statement, or similar. A mobile phone bill, or marketing mail will not be acceptable.

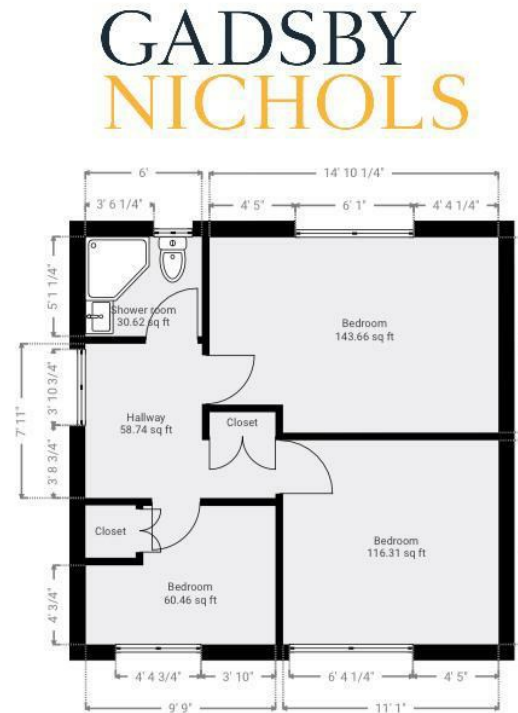
Please supply the above as a matter of urgency, so that we may commence marketing with immediate effect.

REF: R13458

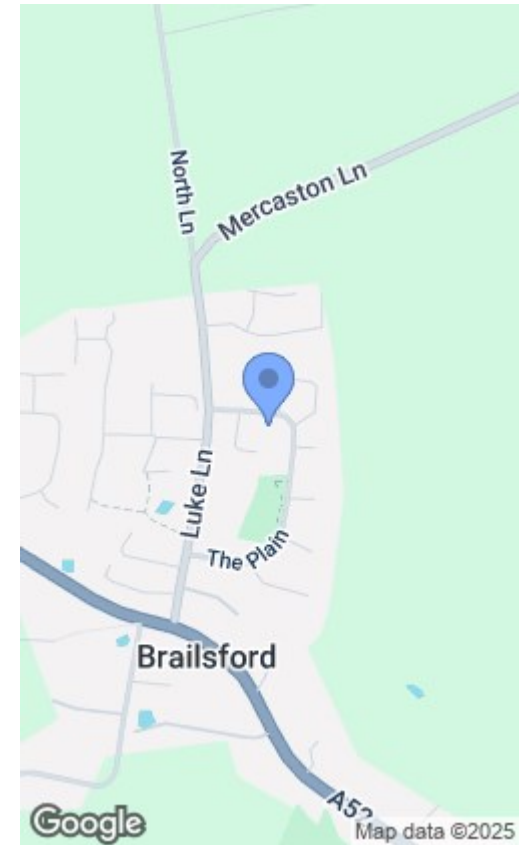
▼ Ground Floor



▼ 1st Floor



It must be noted we try to ensure the accuracy of the floor plan, however this is a guide to the layout of the property only. You must treat this floorplan as a guide only to the property's layout and not an accurate built measured survey. If you require accurate measurements/ layout guides, you must commission this independently. Where an appliance/s are shown these are illustrative only and have not been tested or confirmed to be included in the sale of the property.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (91-100) A (81-90) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (91-100) A (81-90) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

PROPERTY MISDESCRIPTIONS ACT 1991

Every care has been taken with the preparation of these sales particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. All dimensions, distances and floor areas are approximate, in accordance with laser readings taken at the time of inspection. Information on tenure or tenancies has been provided to us in good faith, by the vendor(s)/lessor(s) of the property. Prospective purchasers are strongly recommended to have this information verified by solicitors. All appliances, systems, equipment, fittings, and fixtures etc. have not been tested by the Agent, so we cannot vouch for their working order or condition. In all cases, purchasers are advised to appoint their own surveyors, trades people, and advisers etc. with regard to assessing the property. Whilst every attempt has been made to ensure the accuracy of the floor plans contained in the sales particulars, the floor plans are not to scale, and therefore, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is taken for any error, omission or mis-statement. These plans are for illustrative purposes, and should be used as such by any prospective

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