



GADSBY  
NICHOLS

The Cottage Alley Walk, off Main Road, Brailsford, Ashbourne, DE6 3DA  
Offers Around £279,950



**The Cottage Alley Walk, off Main Road, Brailsford, Ashbourne, DE6 3DA**



A HIGHLY APPEALING, AND ATTRACTIVE, THREE-BEDROOMED SEMI-DETACHED COTTAGE, situated in the desirable village of Brailsford, midway between Derby and Ashbourne. Available with IMMEDIATE VACANT POSSESSION, the property affords numerous character features, and having the benefit of part-gas central heating and UPVC double glazing, the accommodation briefly comprises: -

GROUND FLOOR, entrance hall, front sitting room, dining room, inner hall, breakfast kitchen, and walk-in pantry. FIRST FLOOR, landing, three Bedrooms, and bathroom. OUTSIDE, deep, mature front garden, potential garage space, and pleasant rear garden. EPC tbc, Council Tax Band C.



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### THE PROPERTY



We understand the property was constructed in approximately 1901, and is an attractive, highly appealing cottage, affording the discerning purchaser the opportunity to refurbish to individual taste, and structurally extend if so required, and subject to obtaining the usual planning and building regulation approvals. The cottage is of undoubted charm and character, with the benefit of immediate vacant possession, and comprises; entrance hall, two reception rooms, inner hall, kitchen with walk-in pantry, three bedrooms, bathroom, front garden, car standing, potential garage space, and rear garden.



### LOCATION

The property is situated in the heart of the sought-after Village of Brailsford, which affords a range of local amenities to include; village primary school, public house, restaurants, coffee shops, churches, and golf course. The City of Derby and the sought-after Market Town of Ashbourne are easily accessible via the A52, which also provides links to the A38 and A50 for commuting further afield. A regular bus service operates along the A52 connecting Derby to Ashbourne. The property is within walking distance of the modern, local primary school, and also falls within the catchment area of the Queen Elizabeth Grammar School in Ashbourne.

### DIRECTIONS

When leaving Derby city centre by vehicle, proceed along the A52 Ashbourne Road continuing over the Markeaton Park traffic island past Mackworth, and through Kirk Langley, then on entering Brailsford proceed towards the centre before turning right into

Alley Walk opposite the village store and post office. The Cottage is situated immediately on the left-hand side.

What 3 Words /// earphones.lunge.conductor

### VIEWINGS

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13468.

### ACCOMMODATION

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

### GROUND FLOOR

#### ENTRANCE HALL

Having front door, quarry tiled floor, and stairs to the first floor.

#### FRONT SITTING ROOM

4.09m x 3.33m (13'5" x 10'11")



Having UPVC multi-pane double glazed bay window to the front, tiled fireplace and hearth with open fire grate, and central heating radiator.



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### DINING ROOM

4.09m x 3.56m (13'5" x 11'8")



Having UPVC multi-pane double glazed window to the front, quarry tiled floor, tiled fireplace and hearth with open fire grate, and central heating radiator, together with full-height original built-in cupboards.



### INNER HALL

Having tiled floor, and understairs store.

### BREAKFAST KITCHEN

3.33m x 3.18m plus (10'11" x 10'5" plus)



Measurements are 'plus recess'. Having UPVC multi-pane double glazed window to the rear, tiled floor, stainless steel sink unit with single drainer, two double base units, central heating radiator, plumbing for automatic washing machine, gas point, and door to outside.



### WALK-IN PANTRY

Having tiled thrawl.

### FIRST FLOOR

### LANDING

Having central heating radiator.

### FRONT BEDROOM ONE

4.09m x 3.56m (13'5" x 11'8")



Having UPVC multi-pane double glazed window to the front, period cast-iron fire surround, central heating radiator, and built-in wardrobe.

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### FRONT BEDROOM TWO

4.09m x 3.28m (13'5" x 10'9")



Having cast-iron fire surround, UPVC multi-pane double glazed window, and built-in cupboard.

### BEDROOM THREE

3.15m x 2.29m plus (10'4" x 7'6" plus)



Measurements are 'plus recess'.  
Having UPVC multi-pane double glazed window, and built-in hot water cylinder.

### BATHROOM



Having white suite comprising; low-level WC, pedestal wash hand basin, and panelled bath, together with UPVC multi-pane double glazed window.

### OUTSIDE

### FRONT GARDEN



The property is set back behind a deep front garden, having lawn, and flower and shrub borders.

### PARKING

To the rear of the property is a block-paved driveway affording car standing, with potential garage space, subject to obtaining the necessary approvals.



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### REAR GARDEN



Having lawn, and flower and shrub borders.



### 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;

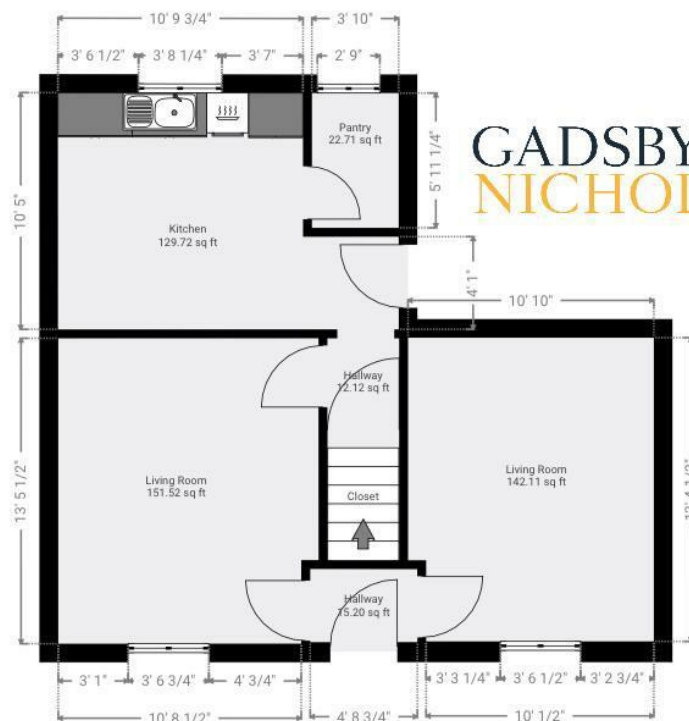
b) Proof of Address – we will need to verify this information by having sight of a utility bill, bank statement, or similar. A mobile phone bill, or marketing mail will not be acceptable.

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

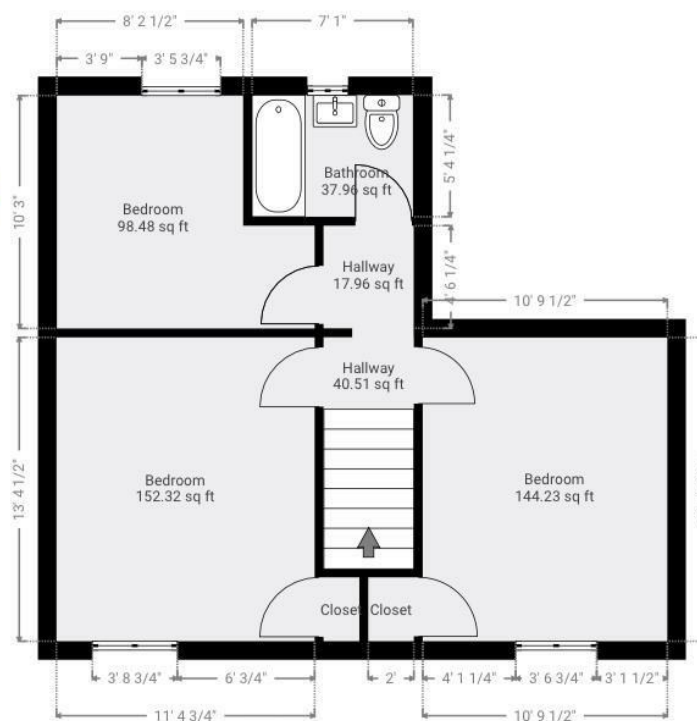
**REF: R13468**

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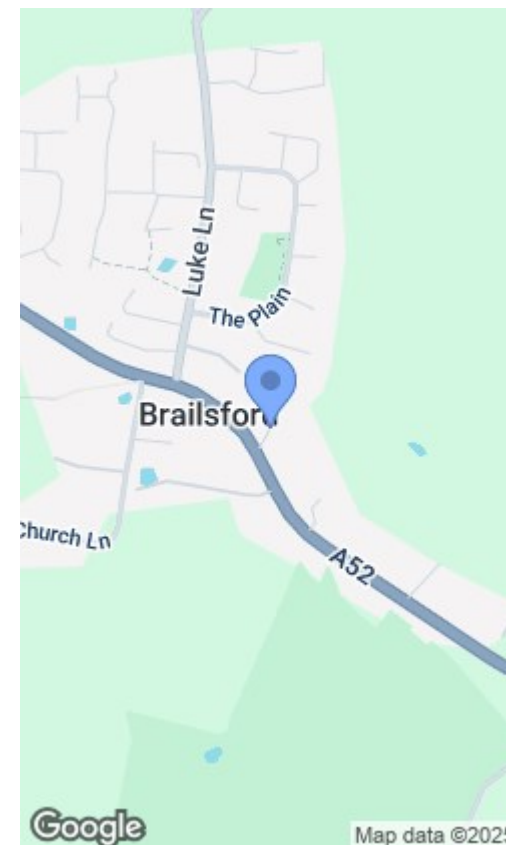
## ▼ Ground Floor



## ▼ 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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<div> <div></div> <div>Very energy efficient - lower running costs</div> <div> <div>(92-100) A</div> <div>(81-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(21-38) F</div> <div>(1-20) G</div> </div> </div>	<div> <div></div> <div>84</div> </div>	<div> <div></div> <div>Very environmentally friendly - lower CO<sub>2</sub> emissions</div> <div> <div>(92-100) A</div> <div>(81-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(21-38) F</div> <div>(1-20) G</div> </div> </div>	<div> <div></div> </div>
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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