

Fletcher & Company

47 Wallef Road, Brailsford, Ashbourne, DE6 3GT

Offers Around £650,000

Freehold



- Fabulous Five Bedroom Modern Detached Residence
- Ideal for Large Family
- Impressive Entrance Hall with Study Area off
- Lounge with Bay Window
- Stunning Open Plan Living Kitchen Incorporating Garden Room
- Fitted Kitchen, Dining Area, Utility & Guest Cloakroom
- Five First Floor Bedrooms, Two En-Suites & Well Appointed Family Bathroom
- Impressive Landscaped Rear Garden with Home Office
- Gated Driveway & Double Garage
- Stylish Contemporary Living Accommodation





Summary

Fabulous five bedroom modern detached residence, greatly enhanced by the current vendors to provide extremely stylish living accommodation in a popular village location.

This is an exciting opportunity to acquire a very impressive, modern five bedroom detached residence. Your attention is drawn to the stylish details throughout the property including Karndean flooring to the ground floor, feature wood-clad walls, media wall, bi-fold doors, two lantern windows and faux beam lintels to name a few.

The property is double glazed and gas central heated featuring a impressive, spacious entrance hall with study area off, lounge, stunning open plan living kitchen with feature central island/breakfast bar and integrated appliances, booth style dining area off and a fabulous garden room with two lantern roof lights and bi-fold doors opening onto the garden. The first floor landing leads to a master bedroom with en-suite shower room, double bedroom with en-suite shower room, three further bedrooms and a bathroom.

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The Location

Brailsford is a popular village located between Derby and the market town of Ashbourne, known as the gateway to the Peak District. The village itself offers shops, café, pub, recently constructed primary school, bus service between Derby and Ashbourne as well as a golf course and fabulous walks in the surrounding countryside. Derby city centre is easily accessible and offers an excellent range of amenities along with Ashbourne's quaint market town offering a selection of shops and cafes.

Accommodation

Ground Floor

Hallway

17'7" x 9'8" (5.37 x 2.95)

Entrance door with glazed side lights provides access into the most impressive and spacious entrance hall with staircase leading to the first floor, feature under-stairs storage cupboard, study area, central heating radiator and double glazed windows to the front and side.



Utility

6'0" x 4'5" (1.84 x 1.36)

With worktop, stylish feature wall, appliance space beneath suitable for a washing machine and tumble dryer, central heating radiator and door to the fitted guest cloakroom.



Cloakroom

5'4" x 5'2" (1.64 x 1.59)

With a combination of tiles and stylish feature wall, low flush WC, half pedestal wash handbasin, central heating radiator, double glazed window to the side and recessed ceiling spotlighting.



Study Area

With the continuation of feature floor covering and double glazed windows to the front and side.



Lounge

15'6" x 12'5" (4.74 x 3.80)

With stylish central heating radiator and double glazed box bay window to the front.



Stunning Open Plan Living Space

25'11" x 21'3" (7.91 x 6.49)



Dining Area

12'4" x 8'4" (3.76 x 2.56)

With bespoke fitted high backed seating, central heating radiator and double glazed window to the rear.



Kitchen Area

With a fabulous centre piece by way of an oversized wood-topped island with fitted cupboards, drawers and seating, L-shaped preparation surface with inset stainless steel sink unit and mixer tap, stylish fitted base cupboards and drawers with complementary wall mounted cupboards, four plate induction hob, built-in separate microwave, integrated fridge/freezer and dishwasher, recessed ceiling spotlighting and central heating radiator.



Garden Room

21'5" x 11'7" (6.55 x 3.55)

A fabulous addition to the accommodation featuring a beautiful light and airy living area with two double glazed lantern windows and bi-fold doors overlooking the rear garden, media wall with chimney breast and stylish electric fire to feature recesses, central heating radiator and recessed ceiling spotlighting.



First Floor

Landing

Semi-galleried landing with feature balustrade, central heating radiator, access to loft space, door to airing cupboard housing the hot water cylinder and boiler and doors to five bedrooms and bathroom.

Master Bedroom

12'0" x 9'9" (3.67 x 2.98)

With central heating radiator, feature wall, built-in wardrobes with sliding mirrored doors, double glazed window to the front and door to the en-suite shower room.



En-Suite

7'5" x 4'6" (2.27 x 1.39)

Well appointed with a white suite comprising low flush WC, vanity unit with wash handbasin and mixer tap with drawer beneath, large walk-in shower cubicle, chrome towel radiator and recessed ceiling spotlighting.



Bedroom Two

11'5" x 9'1" (3.48 x 2.77)

With central heating radiator, double glazed window to the rear and door to the en-suite shower room.



En-Suite Two

7'5" x 4'7" (2.28 x 1.40)

Partly tiled with a white suite comprising low flush WC, vanity unit with wash handbasin and mixer tap with drawer beneath, walk-in shower cubicle, chrome towel radiator and double glazed window to the side.



Bedroom Three

12'5" x 8'9" (3.80 x 2.69)

With central heating radiator and double glazed window to the rear.



Bedroom Four

9'5" x 9'0" (2.89 x 2.76)

With central heating radiator and double glazed window to the rear.



Bedroom Five

8'11" x 7'5" (2.72 x 2.28)

With central heating radiator and double glazed window to the front.



Well Appointed Bathroom

7'4" x 5'6" (2.25 x 1.70)

Well appointed and partly tiled with a white suite comprising low flush WC, vanity unit with wash handbasin and mixer tap with drawer beneath, bath with shower over and stylish shower screen door, chrome towel radiator and recessed ceiling spotlighting.



Outside

The outside of the property is equally impressive and features a superb landscaped garden with lower level terrace and gravelled area bound by stone walling and artificial lawn and an upper level two-tier terrace, ideal for a hot tub and further seating area. A further feature to this area is a home office.

To the side of the property are remote controlled gates opening onto a tarmac driveway providing ample off road parking giving access to the detached double garage and secure gated access to the rear garden.



Home Office

21'5" x 11'7" (6.55 x 3.55)

With power, lighting and bi-fold doors.

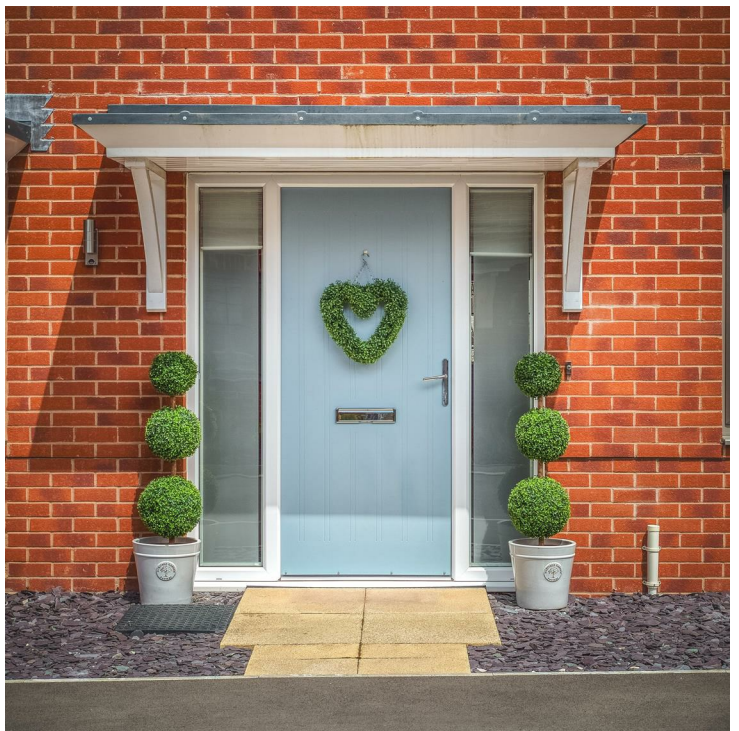


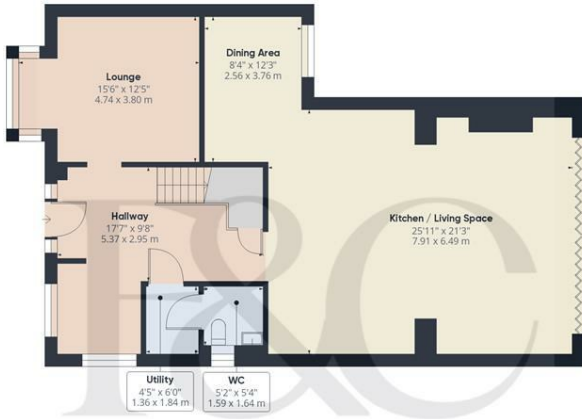
Detached Double Garage

20'9" x 20'4" (6.33 x 6.20)

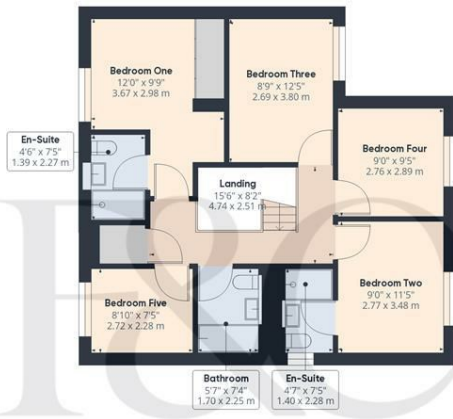
With lighting and twin up and over doors.

Council Tax Band F - Derbyshire Dales





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



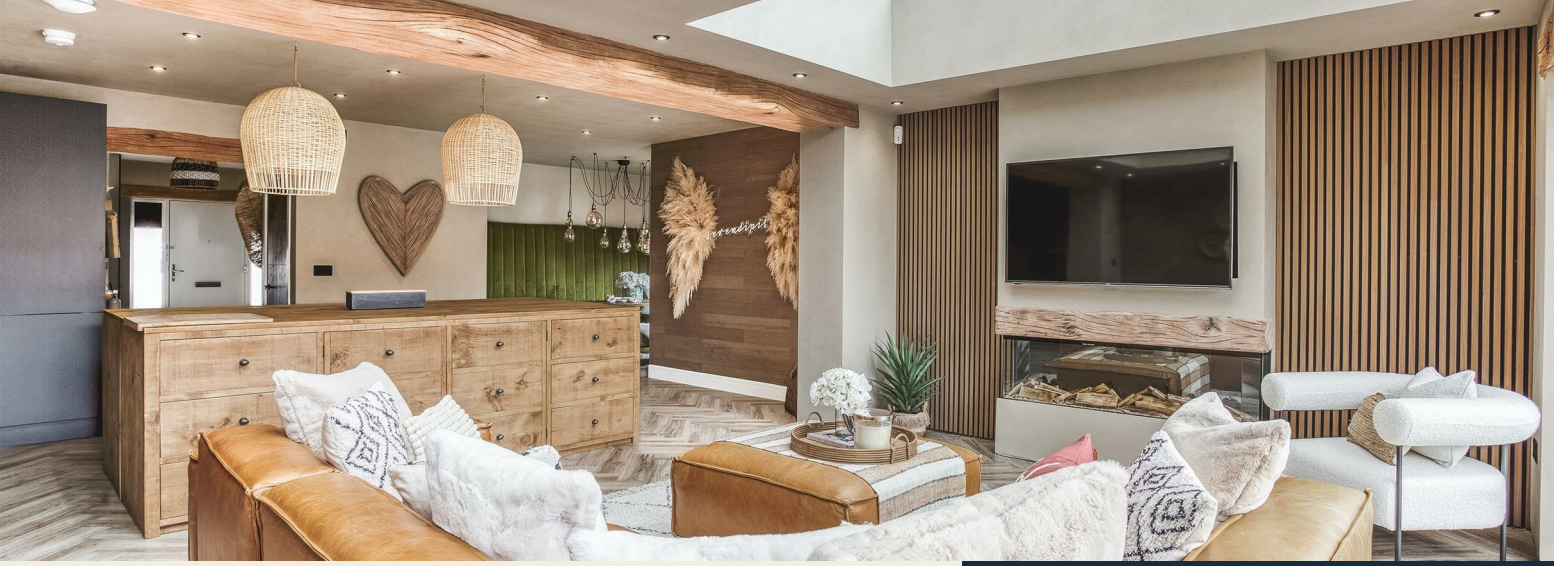
Floor 0 Building 3

Approximate total area⁽¹⁾
 2494.78 ft²
 231.77 m²

(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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

47 Walford Road
Brailsford
Ashbourne
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Council Tax Band: F
Tenure: Freehold

