

## 3 Bed House - Semi-Detached

Price £260,000

 Broomy Drive, Brailsford, Ashbourne, Derbyshire, DE6 3GP



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Occupying a delightful west facing landscaped plot is this smart and stylish modern semi detached home situated in this highly aspirational locality. A full inspection will reveal a high specification, tastefully decorated property benefiting from gas central heating together with UPVC double glazing. In brief; reception hall, guest's cloakroom / Wc, well equipped kitchen boasting a range of integrated appliances, light and spacious lounge / dining room. On the first floor a landing leads to three bedrooms (Principal bedroom with shower room en-suite) and bathroom with white suite. Outside is a two car driveway and private established rear garden. Freehold. Energy rating B. Council tax band C.

## Reception Hall



Having composite and opaque double glazed entrance door, radiator and staircase to first floor.



## Guest's Cloakroom / Wc



Having modern white two piece suite comprising; low centre flush wc and pedestal wash hand basin with complimentary ceramic tiled splash backs, contrasting vinyl floor, radiator, ceiling LED down lighters and UPVC opaque double glazed window to front aspect.

## Kitchen 10'6" x 7'6" (3.21 x 2.29)



Having a full range of modern soft close wall, base and drawer units with laminated working surfaces, integrated stainless steel four burner gas hob with matching back

plate, canopy extractor hood and down lighter, electric fan assisted oven and grill, integrated larder fridge and freezer, dish washer and washing machine, inset stainless steel sink top with vegetable preparation bowl, side drainer and hot and cold mixer tap, wood grain effect vinyl floor and UPVC double glazed window to front aspect.

## Lounge / Dining Room 16'7" x 14'9" maximum (5.06 x 4.51 maximum)



Having television and media connection points, two radiators, deep understairs storage cupboard, UPVC double glazed window and UPVC double glazed French doors giving views and access over the west facing landscaped rear garden.

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## First Floor Landing

With access to roof space and airing cupboard (housing the Potterton wall mounted combination gas boiler).

## Principal Bedroom 11'5" x 10'5" maximum (3.49 x 3.18 maximum)



Having a built in bulk head wardrobe, television connection point, radiator and UPVC double glazed window to front aspect.



## Shower Room En-Suite



Having a modern white three piece suite comprising; low centre flush wc, floating wall mounted wash hand basin and walk in shower cubicle with mains fed shower, complimentary ceramic part tiled walls with contrasting vinyl floor, ceiling LED down lighters and UPVC opaque double glazed window to front aspect.

## Bedroom Two 10'10" x 7'9" (3.31 x 2.37)



Having a radiator and UPVC double glazed window to rear aspect.

## Bedroom Three 7'3" x 6'8" (2.23 x 2.05)



Having radiator and UPVC double glazed window to rear aspect.

## Bathroom



Having modern white three piece suite comprising; low centre flush wc, floating wall mounted wash hand basin and deep double ended panelled bath with complimentary ceramic part tiled walls, contrasting vinyl floor, radiator, ceiling LED down lighters and extractor fan.

## Outside



The property occupies a landscaped west

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facing plot, at this popular enclave. To the front is an open plan lawned and shrubbed fore garden with an adjacent tarmac driveway giving car standing space for two cars. A wooden access gate in turn leads to the rear garden, enclosed by close panelled fencing and laid to a shaped lawn with Indian sand stone patio area and cold water tap.



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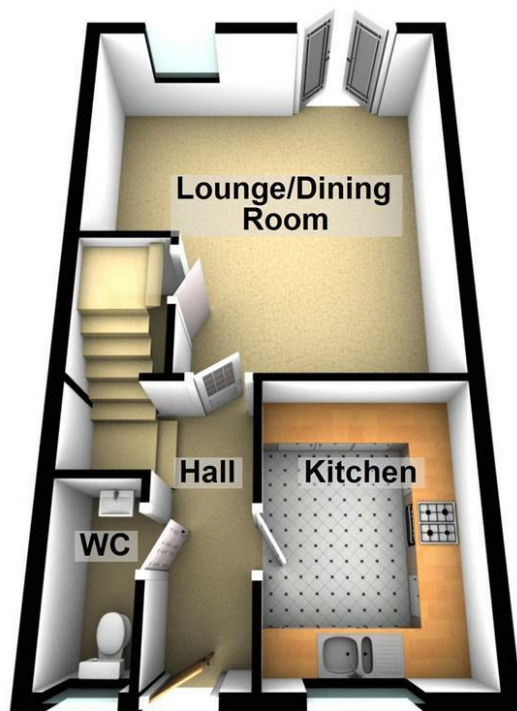


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Ground Floor



First Floor



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