



Thorntree Road
Brailsford Ashbourne



Property Description

A spacious and superbly presented detached family home in the sought after village of Brailsford. The accommodation in brief comprises a welcoming entrance hallway, lounge with log burner, separate dining room, impressive re-fitted living kitchen, utility room, ground floor guest wc and study. To the first floor can be found a master bedroom suite with ensuite, ensuite guest bedrooms and three further good size bedrooms and family bathroom. Outside a driveway provides off road parking and leads to a double garage, while to the rear is a generous enclosed landscaped garden, with lawn, patio and stocked borders with the addition of a useful insulated garden store that could utilised as a home gym, office, playroom etc. The garden offers a good degree of privacy and enjoys a warm westerly aspect.

Brailsford village offers amenities including village pub, fine dining restaurant, post office, shop, and café Brailsford golf course and driving range. There are good road links via the A52 to Derby City, Ashbourne and the A38 and A50 corridors.

Brailsford Primary School is Ofstead rated good and the property is within catchment for the well-regarded secondary school Queen Elizabeth Grammar School .

A internal viewing is essential to fully appreciate the location and accommodation on offer.

Entrance Hallway

Attractive entrance doorway with stairs giving access to the first floor, two built in storage cupboards, gas central heating radiator and doors to ground floor accommodation.

Lounge

11' 9" x 17' 3" (3.58m x 5.26m)
With double doors giving access to the dining

room, gas central heating radiator, TV point, double glazed window and feature wood burning stove.

Dining Room

11' 10" x 8' 8" (3.61m x 2.64m)
Double glazed doors leading to the rear garden, central heating radiator and access into the living kitchen.

Living Kitchen

21' 11" x 12' 2" (maximum) (6.68m x 3.71m (maximum))
Impressive, improved and remodeled living kitchen with an extensive range of matching wall and base units and glass fronted display cabinets with wooden work surfaces and centre island, integrated double oven, integrated gas hob with extractor over, integrated fridge freezer and dishwasher, integrated wine cooler, part tiling to walls, double glazed window, gas central heating radiator and double glazed doors giving access to the garden.

Utility Room

With door to garden, cupboard housing gas central heating boiler, base storage units, plumbing for washing machine and work surface with inset sink and drainer.

Study

11' 4" x 7' 11" (3.45m x 2.41m)
With double glazed window and gas central heating radiator.

Ground Floor Guest Wc

Fitted with low level WC, wash hand basin and gas central heating radiator.

First Floor Landing

Semi galleried first floor landing with loft access, which has been professionally boarded and doors giving access to bedrooms and bathroom.

Bedroom One

12' x 13' 2" (3.66m x 4.01m)

With double glazed window, gas central heating radiator, thermostat controls, double fitted wardrobes and door to en suite bathroom.

En Suite

Fitted with a modern suite, heated towel rail and double glazed window.

Bedroom Two

11' 8" x 11' 10" (3.56m x 3.61m)

With a double glazed window, gas central heating radiator and door to second en suite.

En Suite

Fitted with a three piece suite, heated towel rail and double glazed window.

Bedroom Three

12' x 9' 3" (3.66m x 2.82m)

With double glazed window and gas central heating radiator.

Bedroom Four

9' 6" x 7' 10" (2.90m x 2.39m)

With double glazed window and gas central heating radiator.

Bedroom Five

8' 9" x 8' 10" (2.67m x 2.69m)

With double glazed window and gas central heating radiator.

Family Bathroom

Fitted with a four piece suite comprising of shower cubicle, bath, low level WC, wash hand basin, double glazed window and heated towel rail.

Outside

The property is set back from the road behind a neat four garden area, with a driveway to the side provide ample off road car parking which in turn leads to a double garage. To the

rear of the property is a pleasant, enclosed, good sized rear garden offering a good degree of privacy. With patio seating area, lawn and stocked borders with timber enclosed boundaries and offers a good degree of privacy. In addition outside can be found a useful timber insulated storage building which could be used as a home office/ gym /playroom etc. The garage has up and over doors to the front, power and light, eaves storage and door at the rear giving access to the garden.









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Property Ref: DER215025 - 0004

Tenure:Freehold EPC Rating: B Council Tax Band: F

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