



FIDLERTAYLOR







POPPIN, 20 MAIN ROAD, BRAILSFORD, ASHBOURNE, DE6 3DA

A traditional, character semi-detached property offering well-proportioned and beautifully presented three bedrooomed accommodation retaining many original features.

The property has gas central heating, upvc double glazing and briefly comprises; entrance porch, entrance hall, sitting room with log burner, opening into the 'L' shaped dining kitchen with French doors opening onto the rear garden, cloakroom, utility room and living room with feature fireplace and open fire. On the first floor are three bedrooms, the master having an en-suite shower, and a family bathroom.

Standing back from the road behind a block paved driveway providing ample parking. There is a pleasant enclosed rear garden with paved patio immediately to the rear and raised garden with artificial grass and well stocked borders.

Located within the heart of the well-regarded village of Brailsford, conveniently placed within walking distance of local amenities and within daily commuting distance of Ashbourne and the City of Derby.

INTERNAL VIEWING HIGHLY RECOMMENDED

ACCOMMODATION

A timber front entrance door opens into the

Entrance Porch with front aspect upvc double glazed window, radiator and quarry tiled floor. A pine, glazed and panelled door opens into the;

Entrance Hall with radiator, staircase leading to the first floor level and pine door opening into the

Sitting Room 3.57m x 4.11m (11'9" x 13'6") with oak flooring, front aspect upvc double glazed window, radiator, beamed ceiling, feature fireplace with inset wood burning stove and tiled hearth. Lobby area with understairs storage cupboard and pine door opening into the living room. The sitting room opens into the

'L' Shaped Dining Kitchen 6.58m x 3.16m minimum and 4.22m maximum (21'7" x 10'5" minimum and 13'10" maximum). Comprising a comprehensive range of pine kitchen units and drawers with fitted wine rack and display cabinet with glazed door, granite work surface and inset double Belfast sink. Gas Aga with four ovens and two gas plates. Recessed ceiling spot lighting, side aspect upvc double glazed window. Upvc double glazed French doors opening onto the rear garden. Pine doors lead to the utility room and cloakroom.

Cloakroom comprising low flush wc, wash hand basin with vanity unit below, tiled walls, radiator and upvc double glazed window.

Utility Room 2.95m x 1.93m (9'8" x 6'4") comprising built in pine cupboards, work surface with space for three appliances below, plumbing for washing machine and

dishwasher. Radiator, rear aspect upvc double glazed window, side entrance upvc double glazed door, loft access and wall mounted gas central heating boiler.

Living Room 4.17m x 4.11m (13'8" x 13'6") with front and rear aspect upvc double glazed windows, coved ceiling, radiator and feature fireplace with pine surround, tiled hearth, cast iron and tiled insert and open fire grate.

First Floor Landing with doors to the bedrooms and bathroom.

Master Bedroom 4.17m x 4.13m (13'8" x 13'7") overall measurements. Having a front aspect upvc double glazed window and radiator. A range of fitted bedroom furniture comprising wardrobes with hanging rail and shelving, drawers and overbed cupboards. A pine door opens into

the

Shower Room comprising shower cubicle with mains control shower and heated towel rail.

Bedroom Two 4.13m x 3.59m (13'7" x 11'9") with front aspect upvc double glazed window, radiator and fitted pine wardrobes and cupboards with fold-out double bed.

Bedroom Three 3.17m x 2.60m (10'5" x 8'7") having a rear aspect upvc double glazed window and radiator.

Family Bathroom 2.10m x 1.86m (6'11" x 6'1") Fully tiled having a white suite comprising a 'P' shaped bath with glazed shower screen and shower attachment to the taps, low flush wc, wash hand basin with vanity cupboard below and further storage cupboards either side. Heated towel rail and rear aspect upvc double glazed window.

OUTSIDE

The property stands back from the road behind a block paved driveway providing ample parking.

There is access to the side of the property to the enclosed rear garden. Immediately to the rear there is a paved patio providing a pleasant seating area. Steps lead up to a garden area with artificial lawn, water feature, well stocked borders and vegetable plot/planter. There is a garden shed with light and power. There is also a rear entrance gate leading onto Alley Walk.

SERVICES

It is understood that all mains services are connected.

FIXTURES & FITTINGS

Other than those fixtures and fittings specifically referred to in these sales particulars no other fixtures and fittings are included in the sale. No specific tests have been carried out on any of the fixtures and fittings at the property.

TENURE

It is understood that the property is held freehold but interested parties should verify this position with their

solicitors.

COUNCIL TAX

For Council Tax purposes the property is in band C.

EPC RATING D

VIEWING

Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

Ref FTA2810



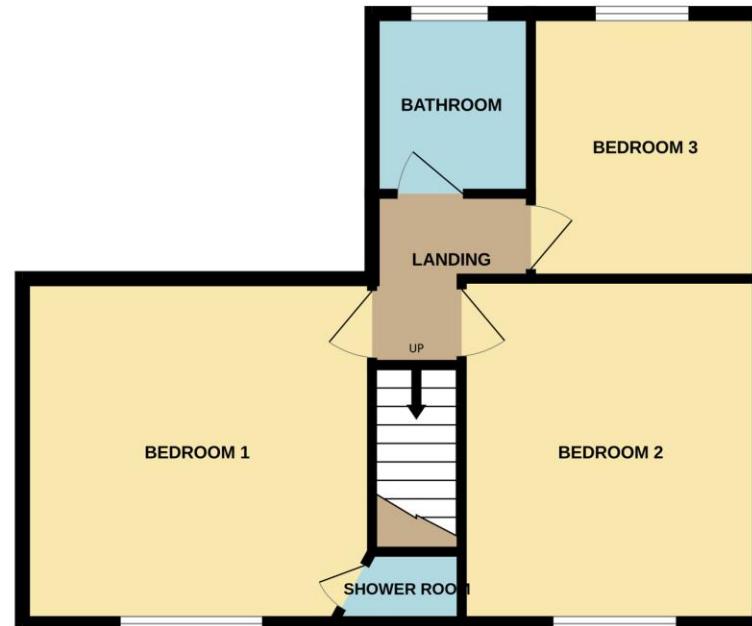




GROUND FLOOR
692 sq.ft. (64.3 sq.m.) approx.



1ST FLOOR
546 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA : 1238 sq.ft. (115.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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FIDLERTAYLOR

Independent Estate Agents, Surveyors, Valuers & Auctioneers

Distinctive Homes for Discerning Purchasers

11 Church Street, Ashbourne, Derbyshire, DE6 1AE

Telephone 01335 346246

also at

MATLOCK 01629 580228

www.fidler-taylor.co.uk

Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.

