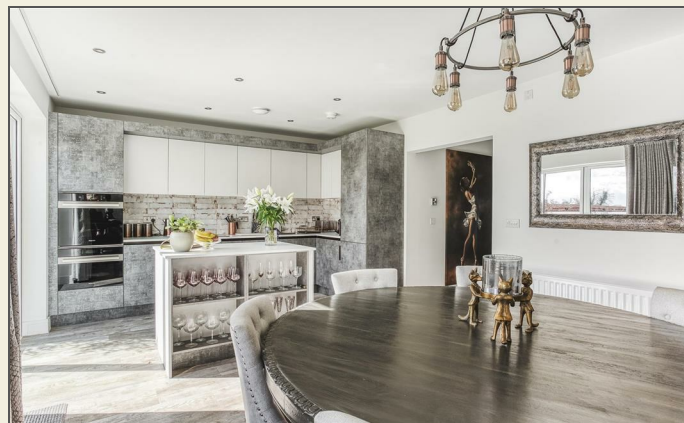




5 Bed House - Detached

62 Wallef Road, Brailsford, Ashbourne DE6 3GT
Offers Around £550,000 Freehold



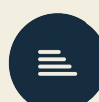
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- Beautifully Presented Detached Property
- Located on the Edge of the Development - Open Views
- Lounge & Study Area
- Living Kitchen/Dining/Snug with Bifold Doors to South Facing Garden
- Utility Room & Cloakroom
- Five Bedrooms & Three Bathrooms
- South Facing Garden
- Large Driveway for Approximately Six Cars
- Double Garage with Power & Lighting
- Prime Position Within the Development - NO CHAIN INVOLVED

GREAT POSITION ON THE EDGE OF THE DEVELOPMENT - This beautifully presented detached house offers an exceptional living experience. The property boasts five bedrooms and three well-appointed bathrooms, making it ideal for families or those seeking ample space.

The heart of the home is undoubtedly the superb living kitchen, which features a dining area and snug, all designed with modern living in mind. The bifold doors seamlessly connect this space to the south-facing garden, allowing natural light to flood in and creating a wonderful indoor-outdoor flow.

The garden itself is perfect for enjoying sunny days and hosting gatherings. The property is situated on the edge of the development, offering open views that enhance the sense of tranquillity and privacy.

For those with multiple vehicles, the large driveway accommodates approximately six cars, complemented by a double garage equipped with power, providing both convenience and security.

The Location

Derby 8 miles - Ashbourne 6 miles. Brailsford provides an excellent village store/post office, noted primary school, fine dining, car garage and village inn. Local private education includes Foremarke and Smallwood Manor Preparatory Schools, Repton School, Derby High School, Derby Grammar School for Boys, Trent College, Abbotsholme and Denstone College. Additional leisure facilities include golf courses at Brailsford, Ashbourne and Derby. Carsington Water provides water sports and fishing facilities and hunting is with the Meynell and South Staffs.

Accommodation

Ground Floor

Storm Porch

With entrance door opening into entrance hall.

Entrance Hall

14'1" x 9'6" (4.30 x 2.90)

With deep skirting boards and architraves, high ceiling and staircase leading to first floor with attractive balustrade.



Understairs Storage

4'11" x 2'10" (1.51 x 0.88)

With shelving.

Lounge

14'8" x 12'4" (4.49 x 3.76)

With deep skirting boards and architraves, high ceiling, radiator, open views to front, double glazed bay window and open square archway.



Study

8'0" x 7'2" (2.45 x 2.19)

With deep skirting boards and architraves, high ceiling, radiator, open views and two double glazed windows.



Living Kitchen/Dining/Snug



Kitchen Area

20'11" x 12'6" (6.39 x 3.83)

With inset stainless steel sink unit with mixer tap, wall and base fitted units with matching worktops, built-in four ring electric hob with concealed extractor hood, built-in double electric fan assisted oven, integrated microwave, integrated dishwasher, integrated fridge/freezer, concealed worktop lights, fitted matching kitchen island with fitted base cupboards underneath, deep skirting boards and architraves, high ceiling, spotlights to ceiling, open space leading to dining and snug area and featured double glazed bifolding doors opening onto sun patio and rear garden.



Dining Area

With deep skirting boards and architraves, high ceiling, radiator, double glazed window, open space leading to kitchen area and snug area.



Snug Area

12'3" x 8'5" (3.74 x 2.57)

With deep skirting boards and architraves, high ceiling, radiator and double glazed window to rear.



Utility

6'1" x 4'6" (1.86 x 1.38)

With radiator, plumbing for automatic washing machine, wall cupboard, space for tumble dryer, worktop, deep skirting boards and architraves, high ceiling, spotlights to ceiling, extractor fan and internal door with chrome fittings.

Cloakroom

5'4" x 5'2" (1.63 x 1.58)

With deep skirting boards and architraves, high ceiling, spotlights to ceiling, extractor fan, low level WC, fitted wash basin with chrome fittings, radiator, tile splashbacks, double glazed window with fitted blind and internal door with chrome fittings.



First Floor Landing

15'5" x 5'2" (4.71 x 1.60)

With continuation of the attractive balustrade, deep skirting boards and architraves, high ceiling and access to roof space.

Boiler Cupboard

5'2" x 3'4" (1.59 x 1.03)

Housing the high efficiency hot water boiler with central heating boiler and also providing storage.

Bedroom One

9'9" x 9'9" (2.99 x 2.99)

With fitted double wardrobes with sliding doors, deep skirting boards and architraves, high ceiling, radiator, open views, double glazed window to rear and internal door with chrome fittings.



En-Suite

7'5" x 4'6" (2.28 x 1.38)

With double shower cubicle with chrome fittings including shower, fitted wash basin with fitted base cupboard underneath, low level WC, tile splashbacks, tiled effect flooring, built-in bathroom cabinet, heated chrome towel rail/radiator, deep skirting boards and architraves, high ceiling, spotlights to ceiling, extractor fan, double glazed window and internal door with chrome fittings.



Bedroom Two

9'1" x 8'11" (2.79 x 2.74)

With built-in wardrobes with sliding doors, deep skirting boards and architraves, high ceiling, radiator, open views, double glazed window to front and internal door with chrome fittings.



En-Suite

7'3" x 4'6" (2.23 x 1.39)

With double shower cubicle with chrome fittings including shower, fitted wash basin with chrome fittings with fitted base cupboard underneath, low level WC, tile splashbacks, tiled effect flooring, deep skirting boards and architraves, high ceiling, spotlights to ceiling, extractor fan, built-in bathroom cabinet, heated chrome towel rail/radiator and internal door with chrome fittings.



Bedroom Three

12'5" x 8'9" (3.81 x 2.67)

With deep skirting boards and architraves, high ceiling, radiator, double glazed window to rear and internal door with chrome fittings.



Bedroom Four

9'1" x 8'11" (2.79 x 2.74)

With deep skirting boards and architraves, high ceiling, radiator, open views, double glazed window to front with fitted blinds and internal door with chrome fittings.



Bedroom Five

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

With wardrobes, deep skirting boards and architraves, high ceiling, radiator, open views, double glazed window with fitted blind to rear and internal door with chrome fittings.



Family Bathroom

7'3" x 5'6" (2.22 x 1.69)

With bath with shower over with shower screen door, fitted wash basin with fitted base cupboard underneath, low level WC, tile splashbacks, deep skirting boards and architraves, high ceiling, spotlights to ceiling, extractor fan, tiled effect flooring, heated chrome towel rail/radiator and internal door with chrome fittings.



Front Garden

The property is set back behind a lawned fore-garden with paved pathway leading to the entrance door complemented by plum slate chippings.

Rear Garden

A pleasant south facing, level, enclosed garden with fencing and brick walling. The garden is laid to lawn with flower beds and sun patio. Outside lights. Cold water tap and outside power.



Large Driveway

This particular property benefits from a large tarmac driveway providing car standing spaces for approximately six cars and benefits from side double opening gates. There is an electric car charging point.



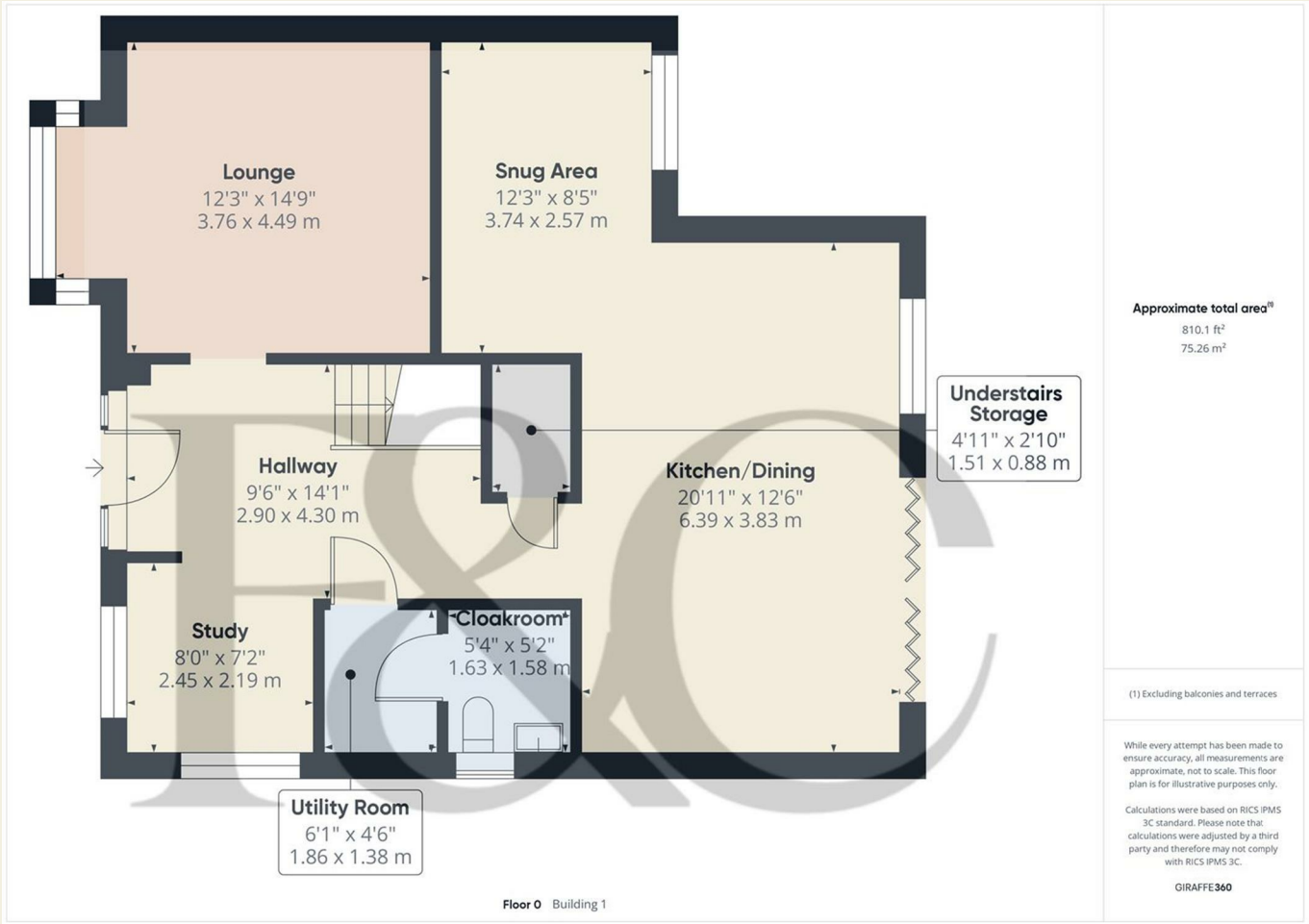
Double Garage

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

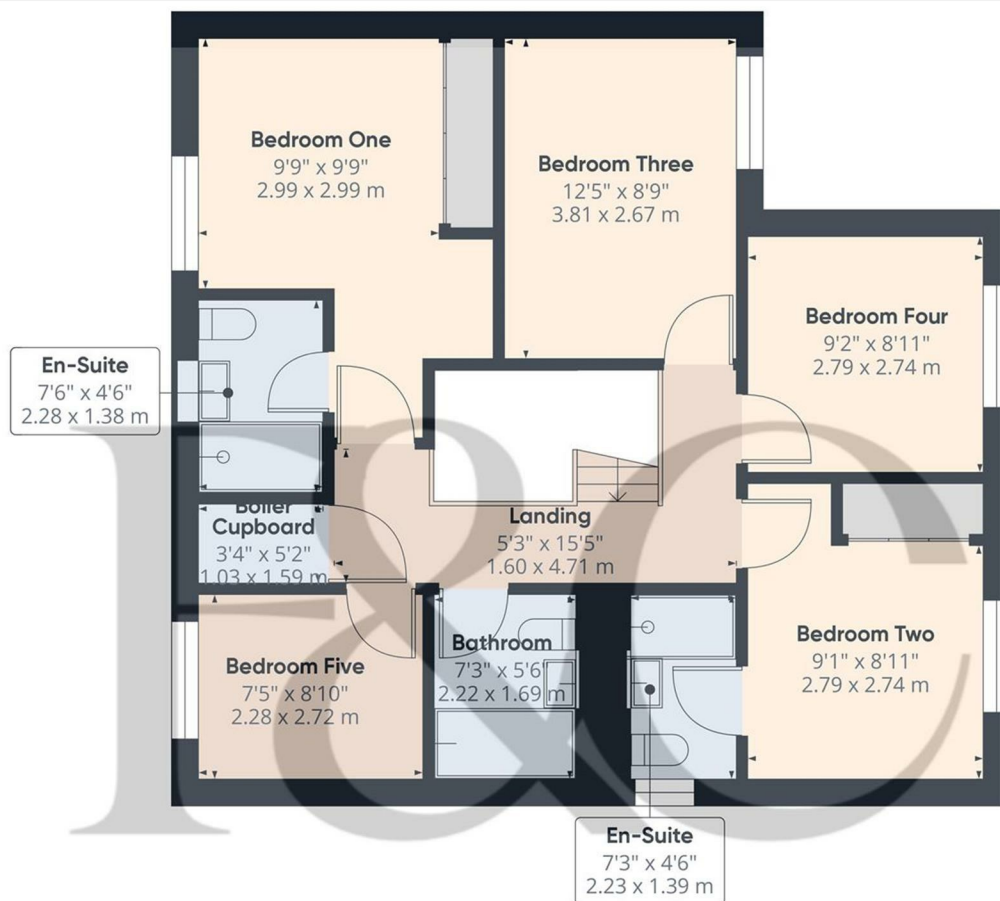
With power and lighting and two up and over front doors.



Council Tax Band - F
Derbyshire Dales



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Floor 1 Building 1

Approximate total area⁽¹⁾
716.76 ft²
66.59 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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 0 Building 2

Approximate total area⁽¹⁾
422.27 ft²
39.23 m²

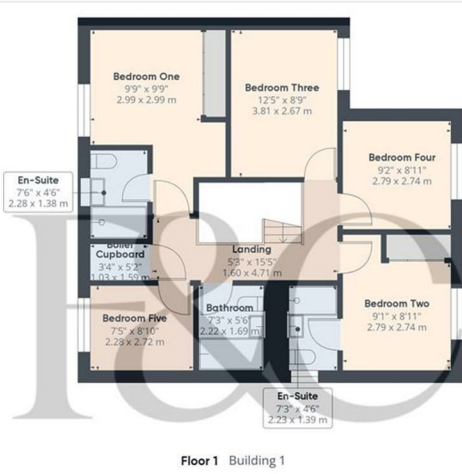
(1) Excluding balconies and terraces

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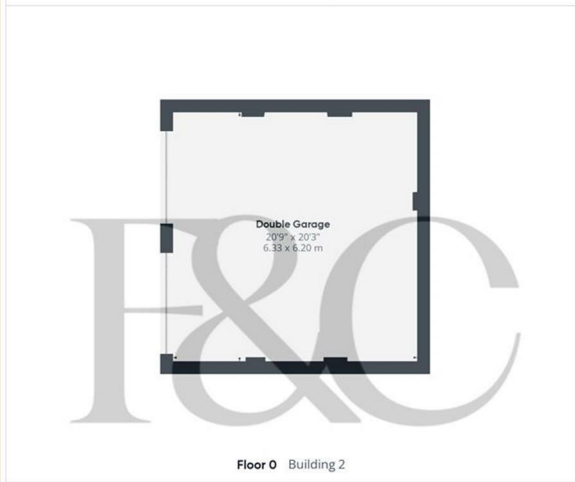
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Approximate total area⁽¹⁾
 1949.13 ft²
 181.08 m²



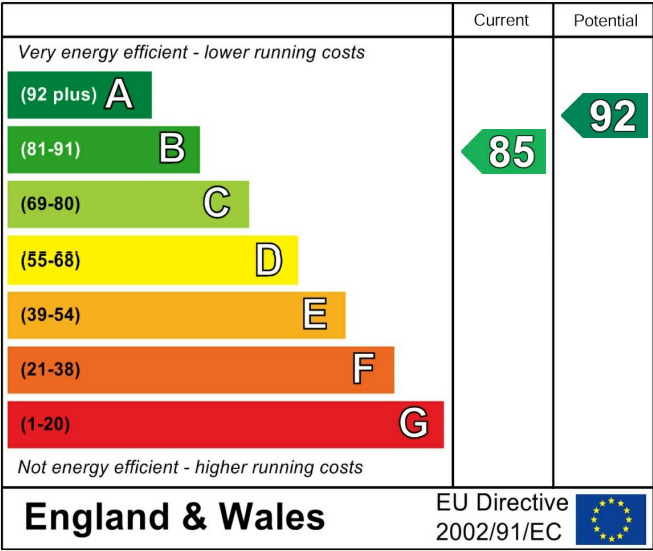
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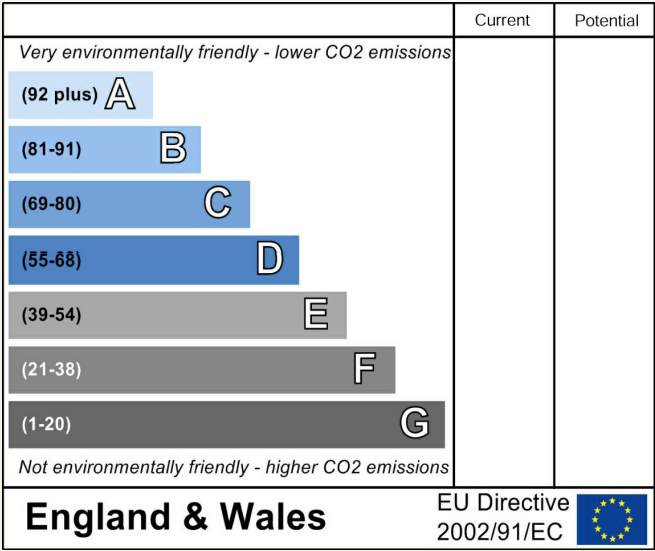
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Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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