



## 4 Bed House - Detached

52 Wallef Road, Brailsford, Ashbourne DE6 3GT  
Offers Around £385,000 Freehold



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# Fletcher & Company

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- Highly Appealing Detached Property on Popular Development
- Located Towards the Back of the Development - Near Open Countryside
- Lounge with Bay Window
- Living Fitted Kitchen/Dining Room with Built-In Appliances
- Utility Room & Cloakroom
- Four Bedrooms
- En-Suite & Family Bathroom
- Front & Rear Gardens
- Driveway for Three Cars
- Brick & Tiled Built Detached Garage

POPULAR DEVELOPMENT – A four bedroom, en-suite detached property with garage located on the edge of the development.

#### The Location

Derby 8 miles - Ashbourne 6 miles. Brailsford provides an excellent village store/post office, noted primary school, coffee shop, 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

##### Entrance Hall

13'9" x 7'5" (4.20 x 2.27)

With entrance door, radiator and staircase to first floor.



### Cloakroom

5'4" x 5'3" (1.64 x 1.62)

With low level WC, fitted wash basin with chrome fittings, heated chrome towel rail/radiator, herringbone style flooring, tiled walls, radiator, spotlights to ceiling, double glazed window to side, extractor fan and internal door with chrome fittings.



### Lounge

16'11" x 10'7" (5.16 x 3.25)

With radiator, double glazed bay window to front and internal door with chrome fittings.



### Living Kitchen/Dining Room

18'5" x 12'7" (5.63 x 3.86)

With single stainless steel sink unit with mixer tap, wall and base fitted units with attractive matching work tops, concealed worktop lights, built-in four ring induction hob with concealed extractor hood, built-in double electric fan assisted oven, integrated fridge/freezer, integrated dishwasher, matching herringbone style flooring, two radiators, spotlights to ceiling, useful understairs storage cupboard, internal glazed French doors with chrome fittings and double glazed bifolding doors opening onto garden.



### Utility Room

6'2" x 4'11" (1.88 x 1.52)

With plumbing for automatic washing machine, matching herringbone style flooring, spotlights to ceiling, space for tumble dryer, fitted worktop, extractor fan and internal door with chrome fittings.



### First Floor Landing

12'0" x 10'10" (3.66 x 3.32)

With radiator, access to roof space and built-in storage cupboard.

### Bedroom One

12'5" x 10'9" (3.79 x 3.29)

With fitted double wardrobe with sliding doors, radiator, double glazed window to front and internal door with chrome fittings.



### En-Suite

7'3" x 4'5" (2.23 x 1.37)

With double shower cubicle with chrome fittings including shower, fitted wash basin with chrome fittings with fitted base cupboard underneath, low level WC, useful built-in bathroom wall cupboard, tiled walls, tiled effect flooring, heated chrome towel rail/radiator, spotlights to ceiling, extractor fan, double glazed window to side and internal door with chrome fittings.



### Bedroom Two

10'9" x 9'5" (3.29 x 2.89)

With fitted double wardrobe with sliding doors, radiator, double glazed window to rear and internal door with chrome fittings.



### Bedroom Three

8'11" x 7'5" (2.74 x 2.27)

With radiator, double glazed window to rear and internal door with chrome fittings.



#### Bedroom Four

9'5" x 7'5" (2.89 x 2.27)

With radiator, double glazed window with aspect to front and internal door with chrome fittings.



#### Family Bathroom

7'1" x 5'6" (2.16 x 1.68)

With bath with chrome fittings with chrome shower over with shower screen door, fitted wash basin with chrome fittings with fitted base cupboards underneath, low level WC, tiled effect floor, tiled splashbacks, heated chrome towel rail/radiator, spotlights to ceiling, extractor fan, double glazed window to side and internal door with chrome fittings.



#### Front Garden

The property is set back from the pavement edge behind a lawned fore garden with pathway leading to storm porch.

### Rear Garden

To the rear of the property is an enclosed rear garden laid to lawn with two patio areas, complemented by slate chipping beds.



### Driveway

To the side of the property is a tarmac driveway providing car standing space for three cars. Electric car charging point.

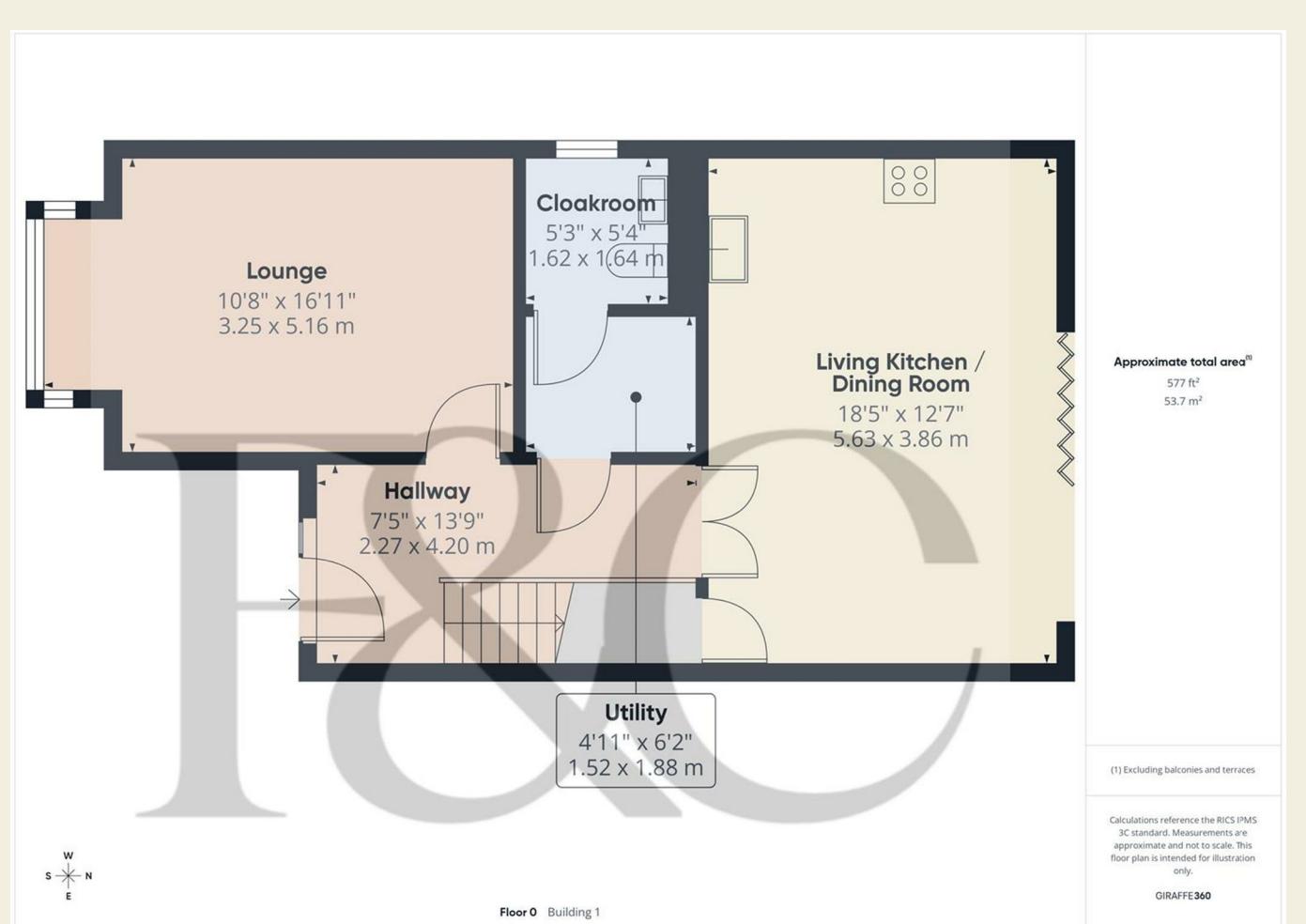
### Detached Brick & Tile Built Garage

20'1" x 10'6" (6.14 x 3.21)

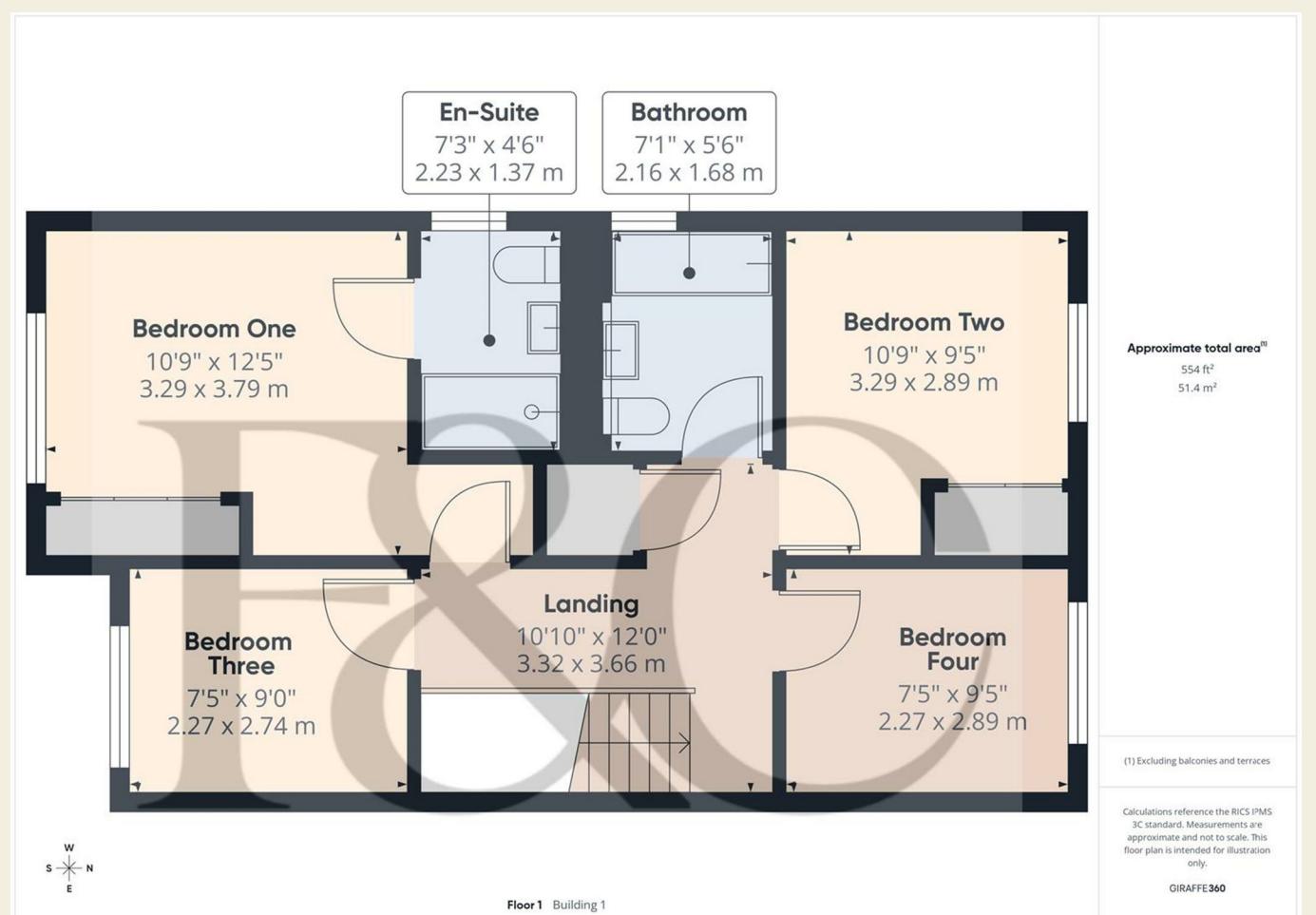
With power and lighting, side personnel door and up and over front door.



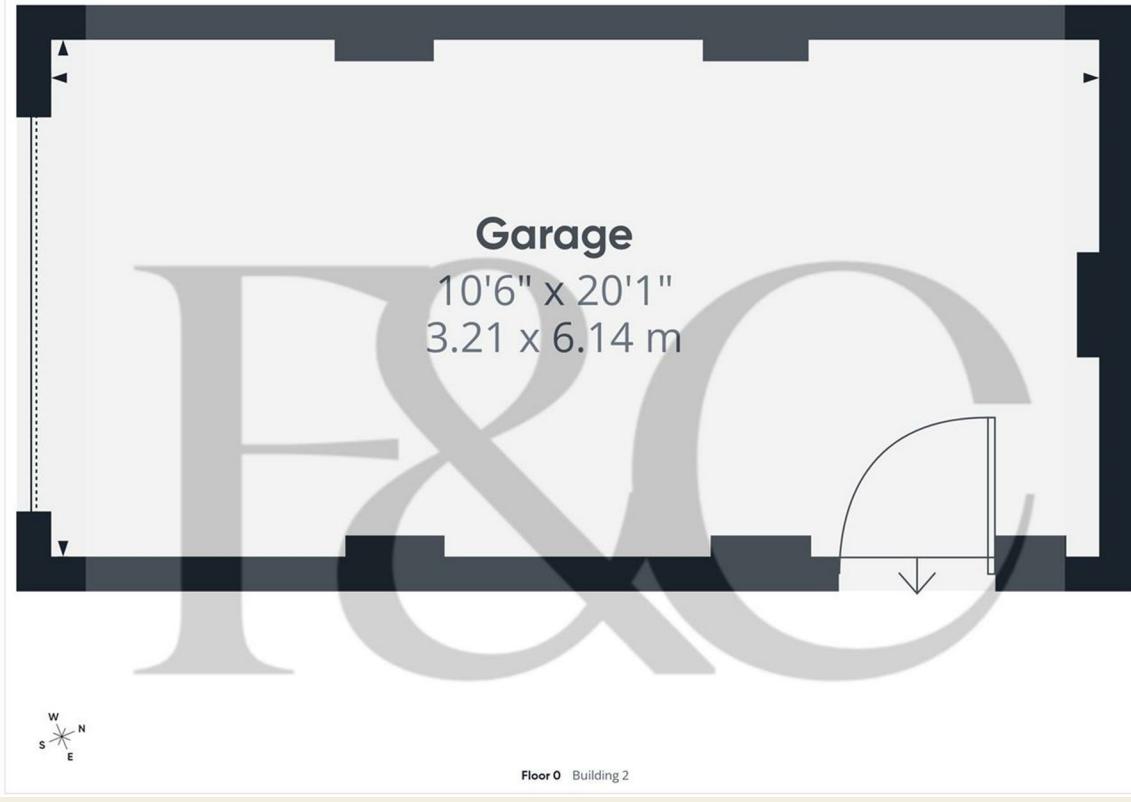
Council Tax Band E



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Floor 0 Building 1



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Approximate total area<sup>(1)</sup>  
1340 ft<sup>2</sup>  
124.5 m<sup>2</sup>



Floor 0 Building 2

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		93
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	