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SALES & LETTINGS

Thorntree Road, Brailsford, Derbyshire, DE6 3GH

Offers Over £425,000



https://www.abodemidlands.co.uk







Nestled on the highly sought-after Thorntree Road in the popular village of Brailsford, this modern four-bedroom detached home, constructed by Miller Homes, offers an excellent blend of contemporary styling and practical family living. Thoughtfully designed throughout, the property provides a versatile and well-balanced layout ideally suited to modern lifestyles. Having a detached garage and beautiful views over green grassland and occupying a lovely corner plot.

The ground floor features a welcoming entrance hall leading to a spacious and light-filled lounge, perfect for relaxing and entertaining. A superb dual-aspect kitchen/diner forms the heart of the home, fitted with a range of integrated appliances and offering ample space for family dining. A separate study/playroom adds valuable flexibility, ideal for those working from home or with young families, while a useful utility room and cloakroom/WC complete the ground floor accommodation.

To the first floor, the property offers four well-proportioned bedrooms, including a generous primary bedroom with a contemporary en-suite shower room. The remaining bedrooms are served by a modern family bathroom, all finished to a high standard.

Externally, the property continues to impress with a private driveway providing off-road parking for up to three vehicles, a detached single garage, and a well-maintained, enclosed garden offering a good degree of privacy—perfect for outdoor entertaining and family use.

Ideally positioned within easy reach of both Ashbourne and Derby, the home enjoys a desirable semi-rural setting while remaining conveniently connected to local amenities, schools, and transport links. This is a superb opportunity for families seeking a stylish, move-in-ready home in a well-regarded village location.

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Hallway
A welcoming entrance hall is accessed via a composite front door, complemented by adjacent UPVC double-glazed frosted windows allowing for natural light while maintaining privacy. A staircase rises to the first-floor landing, and the space benefits from a central heating radiator, smoke alarm, and access to all principal ground floor rooms.

Cloakroom/W.C.
Fitted with a low-level WC and pedestal wash hand basin with mixer tap, tiled splashback, and spotlighting to the ceiling. A UPVC double-glazed frosted window to the side elevation provides natural light, alongside a central heating radiator.

Lounge
A bright and spacious reception room featuring two sets of UPVC double-glazed French doors opening onto the front and side elevations, creating a light-filled and airy living space. Additional features include a central heating radiator and TV aerial point.

Study/Playroom
A versatile room with a UPVC double-glazed window to the front elevation and central heating radiator. Ideal for use as a home office, study, or playroom to suit a variety of lifestyle needs.

Kitchen/Diner
A superb dual-aspect space with UPVC double-glazed windows to both the front and rear elevations, flooding the room with natural light. The kitchen is fitted with a range of matching base and eye-level units with work surfaces over, incorporating a one-and-a-half bowl stainless steel sink with mixer tap. Integrated appliances include a five-ring stainless steel gas hob with extractor hood, oven and grill, fridge, freezer, and dishwasher. The room is further enhanced by two central heating radiators, providing a perfect space for both cooking and dining.

Utility Room
Accessed via a composite rear door with frosted glazing, the utility room offers additional storage with base units and work surfaces, a stainless steel sink with mixer tap, and space for appliances. It also houses the gas central heating boiler and includes a carbon monoxide detector and central heating radiator.

Landing
With access into loft via loft hatch, a UPVC double glazed window to the rear elevation, smoke alarm, cloaks storage cupboard and internal doors leading to:

Bedroom One
With a UPVC double-glazed window to the rear elevation, central heating radiator, loft access, smoke alarm, and a useful storage cupboard. Doors lead to all bedrooms and the family bathroom.



En-suite
Comprising a modern three-piece suite including a low-level WC, floating wash hand basin with mixer tap, and shower cubicle with folding glass screen and shower. Finished with complementary wall tiling, extractor fan, spotlighting, and a central heating radiator. A frosted UPVC double-glazed window to the front elevation provides natural light.

Bedroom Two
A further double bedroom with a UPVC double-glazed window to the front elevation and central heating radiator.

Bedroom Three
With a UPVC double-glazed window to the side elevation and central heating radiator.



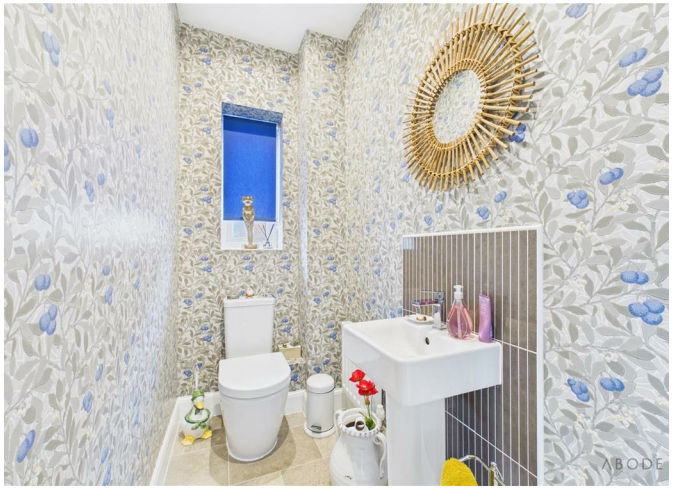

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Bedroom Four

With a UPVC double-glazed window to the rear elevation and central heating radiator.

Family Bathroom

Fitted with a modern three-piece suite comprising a low-level WC, floating wash hand basin with mixer tap, and panelled bath with glass screen and electric shower over. Complementary wall tiling, extractor fan, spotlighting, and central heating radiator complete the space. A UPVC double-glazed frosted window to the side elevation provides natural light.

AML Disclaimer - Ashbourne/Uttoxeter Office

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended, Abode Midlands Ltd is legally required to undertake appropriate anti-money laundering checks as part of the property buying and selling process.

All prospective purchasers proceeding with a property transaction will be required to complete appropriate identity verification and provide satisfactory information regarding their purchasing arrangements and source of funds. Where applicable, additional checks may be required for individuals providing gifted deposits, third-party contributors, company purchasers and beneficial owners.

These checks may be requested during the offer process.

AML Compliance Fee: Abode Midlands Ltd charge a non-refundable fee of £30.00 inclusive of VAT per individual requiring identity verification. This applies to each purchaser and, where additional individual verification is necessary, any person providing gifted funds or otherwise contributing to the purchase.

The fee is payable in advance of the verification service commencing and covers the administration and processing of the relevant checks.

Verification is undertaken with the assistance of our appointed compliance provider, Thirdfort. These checks are undertaken for identity verification and anti-money laundering purposes and do not constitute an application for credit.

Additional documentation and enhanced due diligence may be required depending on the circumstances of the transaction, including the purchaser's financial arrangements and the origin of funds.

Abode Midlands Ltd will ordinarily require satisfactory completion of its due diligence procedures before issuing a Memorandum of Sale and formally progressing the transaction.

Where Abode Midlands Ltd is unable to complete legally required due diligence, we may be unable to proceed with the transaction.






















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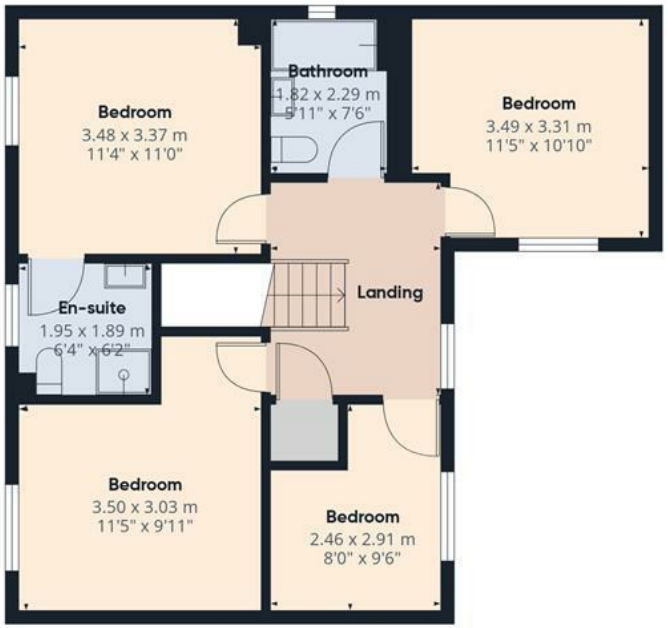








Floor 0



Floor 1



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Approximate total area(1)

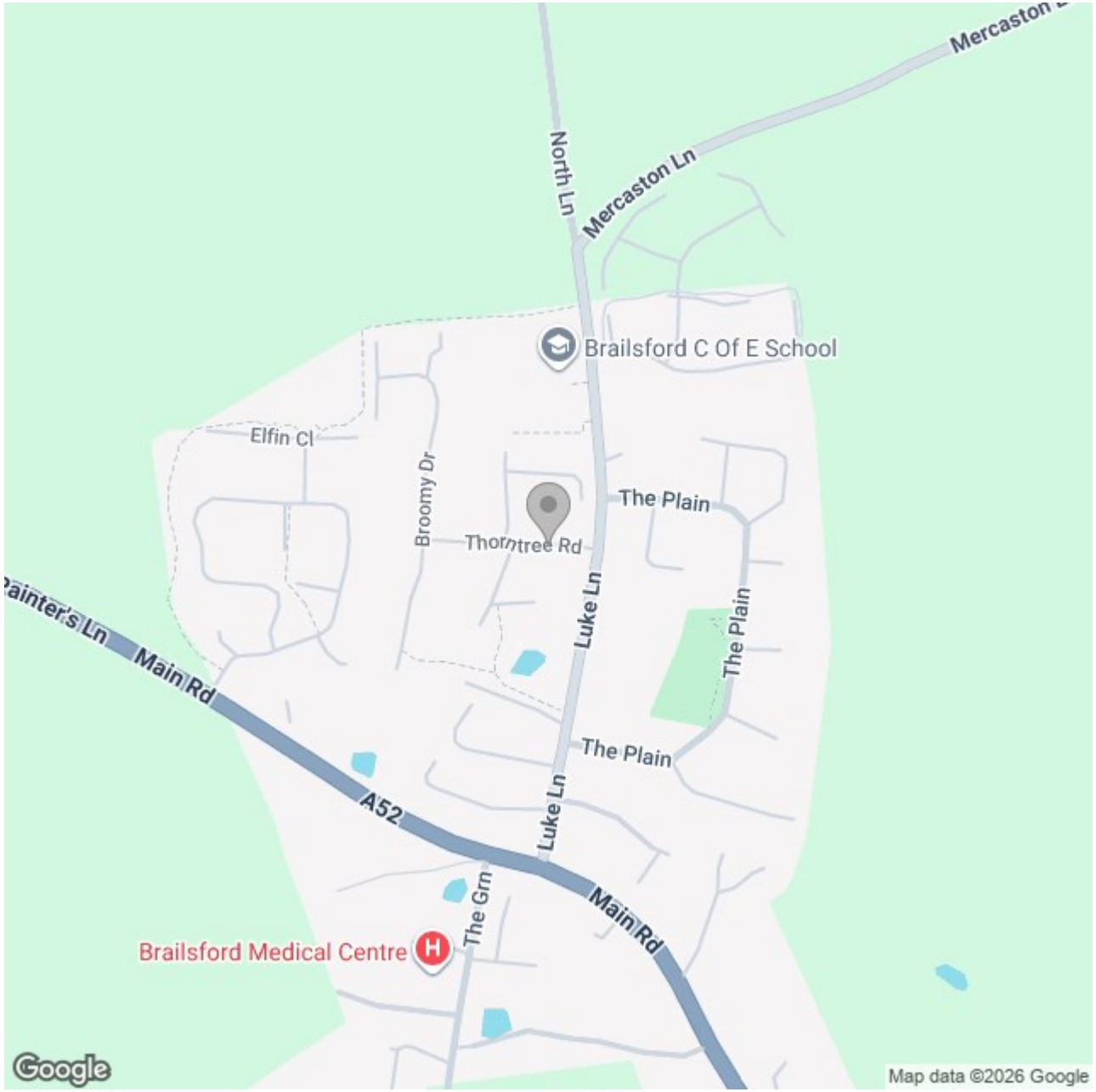
114.9 m²

1237 ft²

(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.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	81	90
	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.