



The Annesley Luke Lane Brailsford, Ashbourne, DE6 3GW

READY TO MOVE INTO – FLOORING INCLUDED!
LANDSCAPED REAR GARDEN | BLINDS, CURTAINS & LIGHT FITTINGS INCLUDED
Plot 31 – Move with Confidence. Choose with Confidence. Buy with Confidence.

Featuring over £12,250 worth of luxury upgrades*, this beautifully presented home is the perfect choice for first-time buyers.

The Annesley is a thoughtfully designed two double bedroom home located in a highly sought-after area and complete with energy-efficient solar panels.

The ground floor offers a welcoming entrance hall with guest cloakroom, a stylish fitted kitchen, and a spacious lounge with doors opening onto the landscaped rear garden — perfect for relaxing or entertaining. Upstairs, you'll find two generous double bedrooms and a modern family bathroom.

Externally, the property benefits from two parking spaces and a private rear garden.

View Home Available Now

£277,500

The Annesley Luke Lane

Brailsford, Ashbourne, DE6 3GW



HALL

CLOAKROOM

LOUNGE

KITCHEN

FIRST FLOOR LANDING

BEDROOM 1

BEDROOM 2

BATHROOM

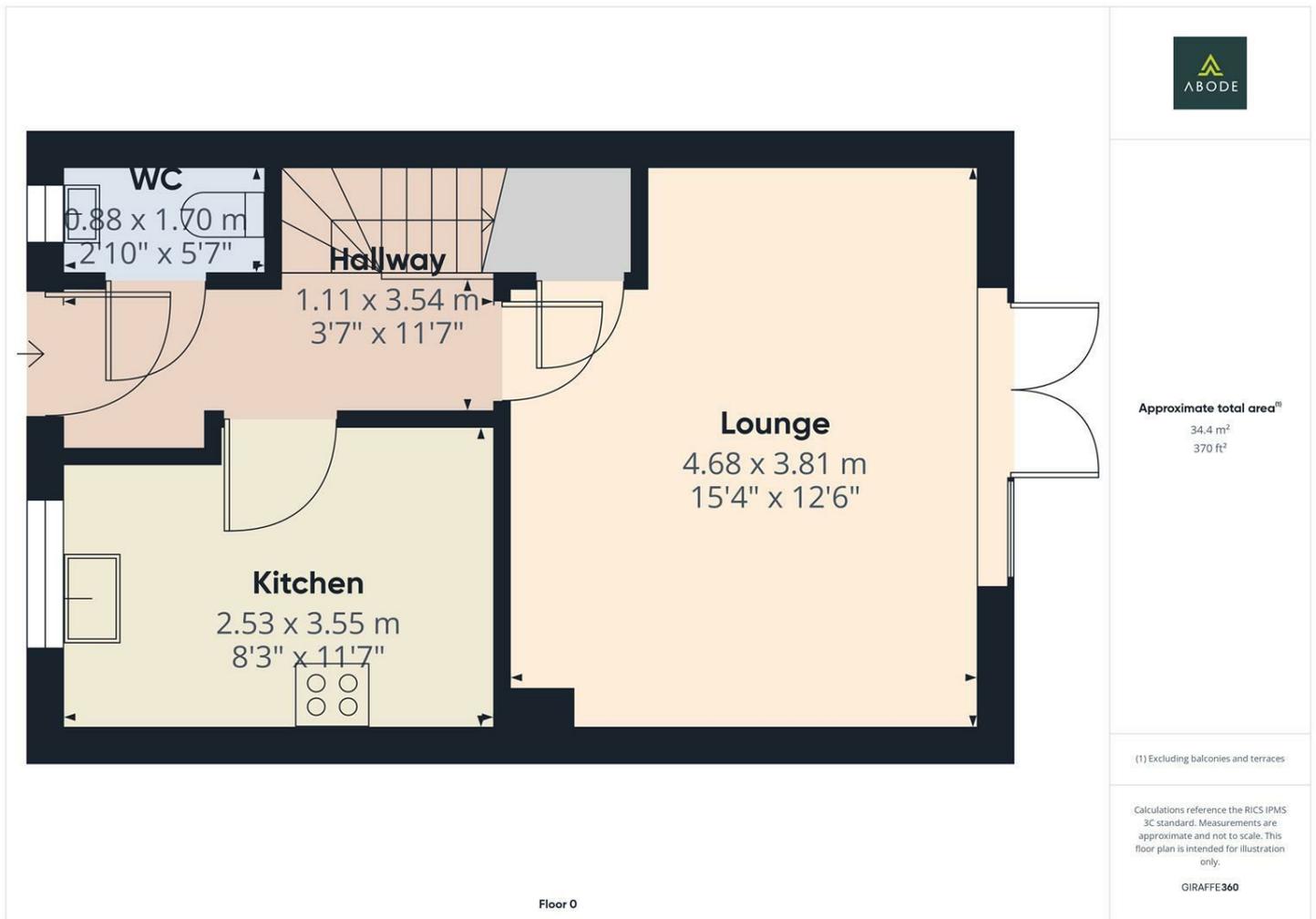
T & C's



[Directions](#)



Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

1 Market Place, Ashbourne, Derbyshire, DE6 1ES
Tel: 01335 300600 Email: ashbourne@abodemidlands.co.uk <https://www.abodemidlands.co.uk>

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