

5 Bed House - Detached

Price £525,000

📍 Wallef Road, Brailsford, Ashbourne, DE6 3GT



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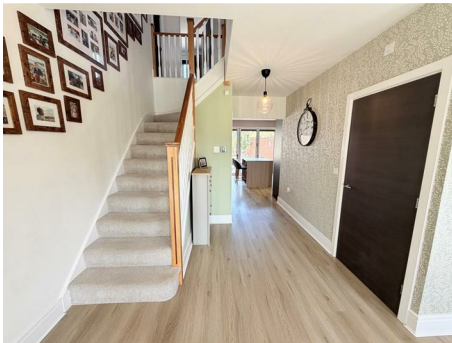
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A truly stunning home occupying arguably one of the best positions in this sought after enclave. This impressive executive detached house is located in the sought after village of Brailsford, offering close links to the City of Derby and the historic market town of Ashbourne. A full inspection is essential to appreciate the location, size of accommodation and wealth of quality appointments on offer. In brief; wide open reception hall with study area off, utility with guest's cloakroom / Wc, light and spacious sitting room, superior dining kitchen with family area off, boasting a range of integrated appliances. On the first floor a galleried landing leads to five bedrooms (Two having en-suite shower rooms) and main bathroom. Outside are well maintained gardens, ample car parking and a driveway leading to a detached brick garage. Freehold. Energy rating B. Council tax band F.

Wide Reception Hall 17'7" x 9'7" maximum (5.36 x 2.94 maximum)



Having a composite entrance door with UPVC double glazed side lights, feature wood effect Karndean floor, understairs storage cupboard and staircase to first floor.



Utility Room 6'0" x 4'5" (1.83 x 1.35)

Having a fitted wall cupboard with space and plumbing for automatic washing machine, space for dryer, wood grain effect vinyl floor, radiator, ceiling LED down lighters and extractor fan.

Guests Cloak Room/WC



Having modern white two piece suite with part tiled walls, radiator, wood grain effect vinyl floor, ceiling extractor fan, LED down lighters and UPVC opaque double glazed window to side aspect.

Study Area 8'2" x 7'5" (2.49 x 2.27)



Having a wood grain effect Karndean floor, radiator and UPVC double glazed windows to both front and side aspects.

Sitting Room 15'1" x 12'4" (4.60 x 3.76)



Having television and media connection points, radiator and UPVC double glazed window to front aspect.



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Family Room 12'4" x 8'5" (3.77 x 2.57)



Dining Kitchen 21'2" x 12'8" (6.47 x 3.88)



Having a wood grain effect Karndean floor, television connection point, radiator and UPVC double glazed window to rear aspect.

First Floor

Galleried Landing



Having a range of fitted wall, base and drawer units with wood grain effect laminated working surfaces, matching splash backs, inset black glass induction hob with electric fan assisted double oven and grill, matching microwave oven and grill, concealed larder fridge, freezer and dish washer, feature matching central island unit, ceiling LED downlighters, wood grain effect Karndean floor, radiator, television connection point, UPVC double glazed window and adjacent bi-fold doors giving views and access over the landscaped rear garden.



With radiator, access to roof space and walk in full height storage/airing cupboard (housing the wall mounted combination gas boiler).

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Bedroom One 15'8" x 12'3" maximum (4.79 x 3.74 maximum)



Having a range of built in wardrobes, radiator and UPVC double glazed window to front aspect. A door leads to the:-



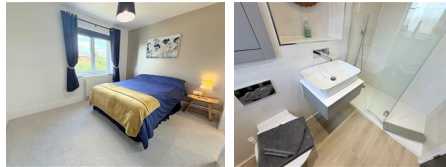
Shower Room/En Suite



Having modern contemporary white three piece suite with fixed head mains fed drench

shower together with hand held shower attachment, glass shower screen, part tiled walls, wood grain effect Kardean floor, built in storage cupboard, chrome heated towel rail, ceiling LED down lighters and extractor fan.

Bedroom Two 11'5" x 9'1" (3.48 x 2.79)



Having a radiator and UPVC double glazed window. A door leads to the:-

Shower Room/En Suite

Having modern contemporary white three piece suite with fixed head mains fed drench shower together with hand held shower attachment, glass shower screen, part tiled walls, wood grain effect vinyl floor, built in storage cupboard, chrome heated towel rail, ceiling extractor fan with LED down lighters and UPVC opaque double glazed window to side aspect.

Bedroom Three 12'6" x 8'9" (3.83 x 2.69)



Having radiator and UPVC double glazed window.

Bedroom Four 9'6" x 9'3" (2.91 x 2.83)



Having radiator and UPVC double glazed window to rear aspect.

Bedroom Five 8'11" x 7'8" (2.74 x 2.34)



Having radiator and UPVC double glazed window to both front and side aspect.

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Main Bathroom



Having modern contemporary white three piece suite with fixed head mains fed drench shower over bath, part tiled walls, wood grain effect vinyl floor, ceiling LED down lighters, extractor fan, chrome heated towel rail and UPVC opaque double glazed window to side aspect.



Outside



The property stands on a sizeable professionally landscaped plot, at this highly aspirational address. To the front is a shrubbed and lawned fore garden with an adjacent tarmac driveway giving car standing space for approximately six cars. This in turn leads to the detached brick garage, measuring internally 6.33 x 6.27m, having twin up and over doors, pitched tiled roof space and supplied with power and light. The rear garden is enclosed by brick walling, laid to a shaped lawn with patio area, shrubbed borders, outside cold water tap, electric point and security lighting.

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Ground Floor



First Floor



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Energy Efficiency Rating		
Score energy efficient - lower running costs	Current	Potential
92-100 A		93
81-91 B	85	
69-80 C		
55-68 D		
49-54 E		
39-48 F		
31-38 G		
21-30		
1-20		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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