



## 4 Bed House - Semi-Detached

17, Corner Farm Luke Lane, Brailsford, Ashbourne DE6 3BQ  
Offers Around £369,950 Freehold



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**Fletcher**  
& Company

[www.fletcherandcompany.co.uk](http://www.fletcherandcompany.co.uk)

- Stunning Extended Family Home
- Quiet Cul-de-Sac Location - Located in the Heart of Brailsford Village
- Lounge with Bay Window
- Beautiful Extended Living Kitchen/Dining Room with Bi-Fold Doors
- Utility Room & Cloakroom
- First Floor Landing with Study Area
- Four Generous Sized Bedrooms
- En-Suite & Family Bathroom
- Landscaped Gardens to the Front, Side & Rear
- Driveway for Three Vehicles & Integral Garage with Power & Lighting

STUNNING FAMILY HOME - A beautiful four bedroom extended family home that is sure to impress.

The heart of the home is undoubtedly the fabulous living kitchen and dining area, which features bi-fold doors that seamlessly connect the indoor space with the landscaped gardens. This design not only enhances the natural light but also creates an inviting atmosphere for family gatherings and social events.

The property comprises hall, cloakroom, lounge, living kitchen/dining room, utility room, first floor landing with study area, four bedrooms, en-suite and family bathroom.

Outside, the landscaped gardens wrap around the front, side, and rear of the property, offering a serene outdoor retreat for children to play or for adults to unwind.

The driveway accommodates parking for three vehicles and integral garage with power and light.

#### 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

##### Ground Floor

##### Storm Porch

With entrance door with stained glass window and leaded finish opening into entrance hall.

##### Entrance Hall

5'9" x 4'4" (1.76 x 1.34)

With radiator, telephone point and coving to ceiling.

## Lounge

13'2" x 11'5" (4.03 x 3.48)

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



## Extended Living Kitchen/ Dining Room

22'1" x 14'7" (6.75 x 4.46)



### Dining Room Area

With radiator, vaulted ceilings incorporating two double glazed Velux style windows, spotlights to ceiling, double glazed window to side, wide open square archway leading to kitchen area and double glazed bi folding doors opening onto Indian stone paved patio and private rear garden.



### Kitchen Area

With one and a half sink unit with mixer tap, wall and base fitted units with matching quartz worktops, range cooker with range extractor hood over, integrated dishwasher, tile flooring, radiator, spotlights to ceiling, wide open square archway leading to dining area, concealed worktop lights and internal panelled door.



### Storage Cupboard

4'11" x 2'11" (1.52 x 0.91)

With tile floor, spotlights to ceiling and internal panelled door.

## Utility Room

7'8" x 6'9" (2.35 x 2.08)

With porcelain sink unit with mixer tap, wall and base fitted units with solid wood worktops, tile splashbacks, tile flooring, radiator, built-in wine rack, plumbing for automatic washing machine, space for tumble dryer, double glazed window, extractor fan, internal panelled door with chrome fittings and half glazed door giving access to garden.



## Cloakroom

7'0" x 3'1" (2.14 x 0.94)

With low level WC, fitted wash basin with fitted base cupboard underneath, matching tile flooring, tile splashbacks, heated chrome towel rail/radiator, double glazed window with fitted blind and internal panelled door with chrome fittings.



## First Floor Landing with Study Area

16'6" x 6'5" (5.03 x 1.96)

With radiator, telephone point, network points, coving to ceiling, built-in cupboard providing storage, double glazed window to rear and two accesses to roof space.



## Bedroom One

12'5" x 10'4" (3.80 x 3.16)

With radiator, coving to ceiling, double glazed window to front and internal panelled door with chrome fittings.



## En-Suite

6'10" x 3'11" (2.10 x 1.20)

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



## Bedroom Two

13'7" x 9'8" (4.16 x 2.95)

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



## Bedroom Three

9'7" x 8'10" (2.94 x 2.70)

With radiator, coving to ceiling, double glazed window to front and internal panelled door with chrome fittings.



## Bedroom Four

10'2" x 6'7" (3.10 x 2.02)

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



## Family Bathroom

6'4" x 5'10" (1.94 x 1.79)

With bath with chrome fittings including chrome shower over with shower screen door, pedestal wash handbasin with chrome fittings, low level WC, fully tiled walls with matching tile flooring, shaver point, spotlights to ceiling, extractor fan, heated chrome towel rail/radiator, double glazed window to front and internal panelled door with chrome fittings.



### Front Garden

The property is set back behind a lawned fore-garden with flower beds and Indian stone pathway leading to the storm porch and entrance door.

### Side Garden

To the side of the property is a very useful area, again with attractive Indian stone patio/terrace area including pathways and raised beds with sleepers and neatly kept conifer trees. Timber shed included in the sale. Outside lights and side personnel door giving access to integral garage.



## Rear Garden

To the rear of the property is a pleasant, enclosed rear garden laid to lawn with large Indian stone paved patio/terrace area providing a pleasant sitting out and entertaining space. There are further raised beds with sleepers, neatly kept conifer trees and continuation of the Indian stone paved patio forming a useful pathway area. Outside lights and cold water tap.



## Driveway

To the front of the property is a double width tarmac driveway providing car standing spaces for two vehicles.

## Additional Car Parking

To the right hand side of the property is a further tarmac area with block paved edges providing a further space for a car.



## Integral Garage

16'4" x 10'4" (5.00 x 3.17)

With power, lighting, side personnel door, wall mounted central heating boiler and up and over front door.

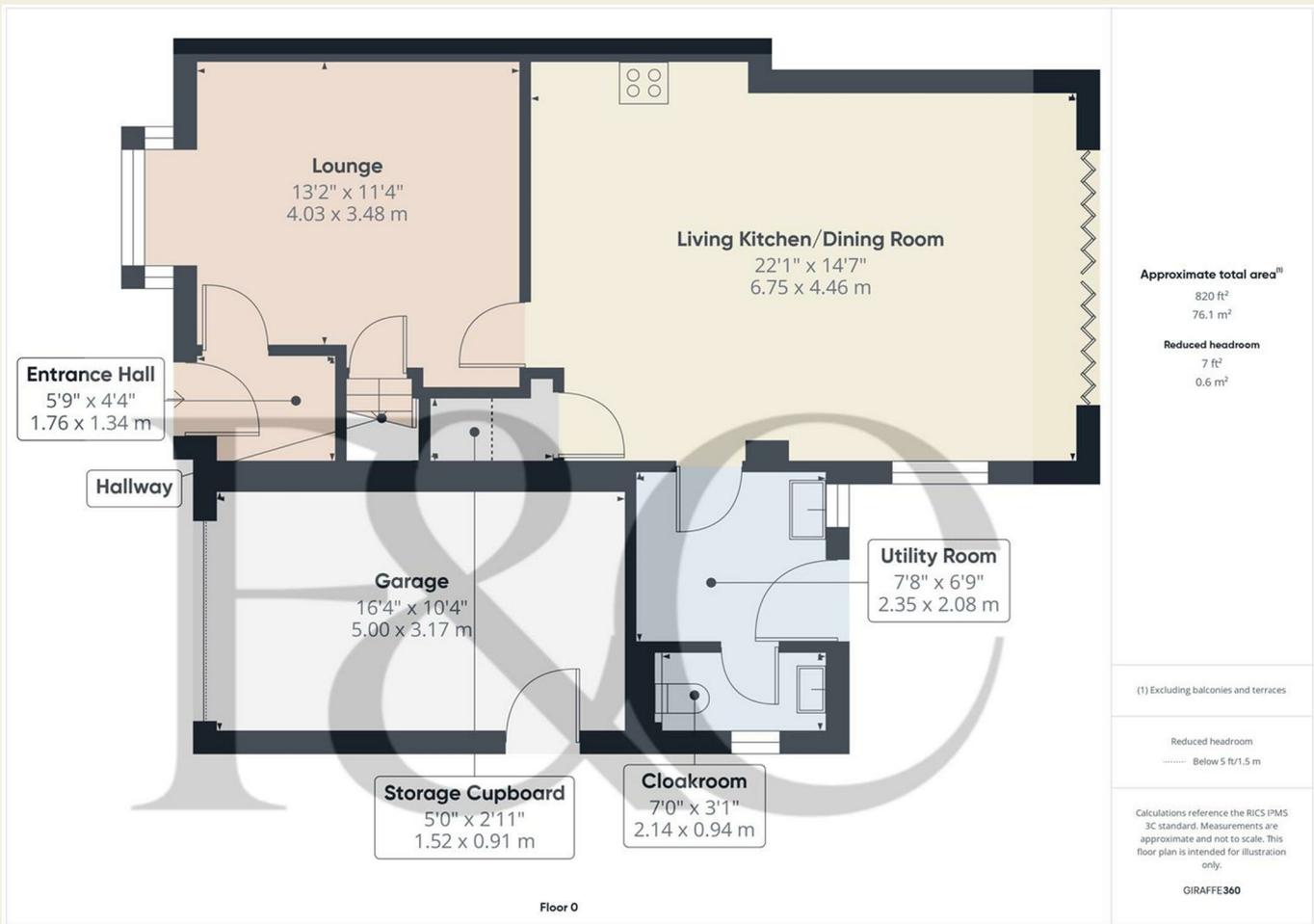


## Council Tax Band - C

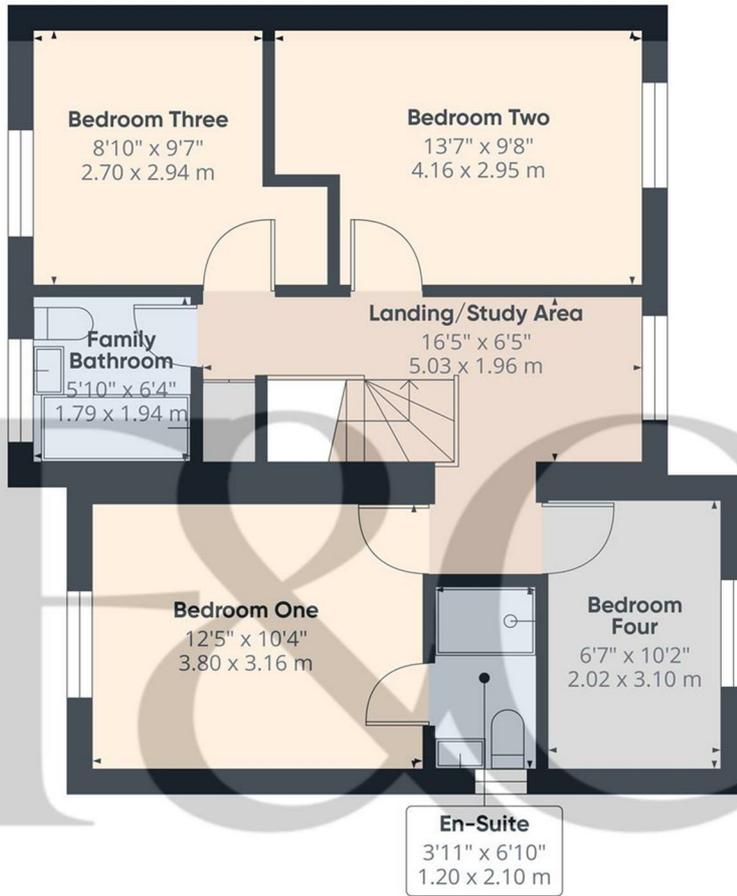
Derbyshire Dales



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Floor 1

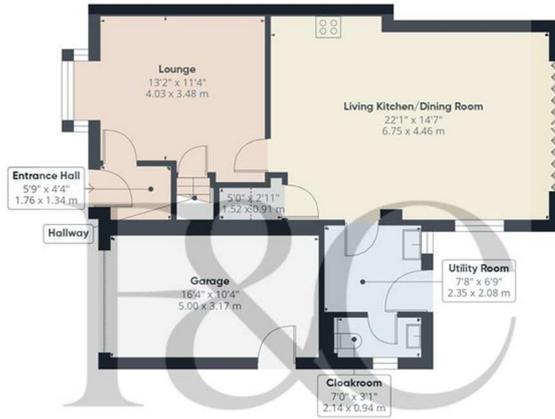
**Approximate total area<sup>(1)</sup>**  
582 ft<sup>2</sup>  
54 m<sup>2</sup>

(1) Excluding balconies and terraces

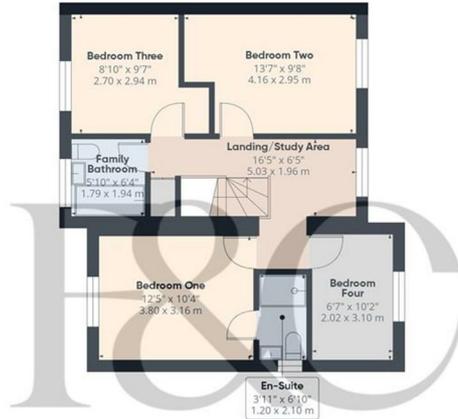
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
1402 ft<sup>2</sup>  
130.1 m<sup>2</sup>

Reduced headroom  
7 ft<sup>2</sup>  
0.6 m<sup>2</sup>

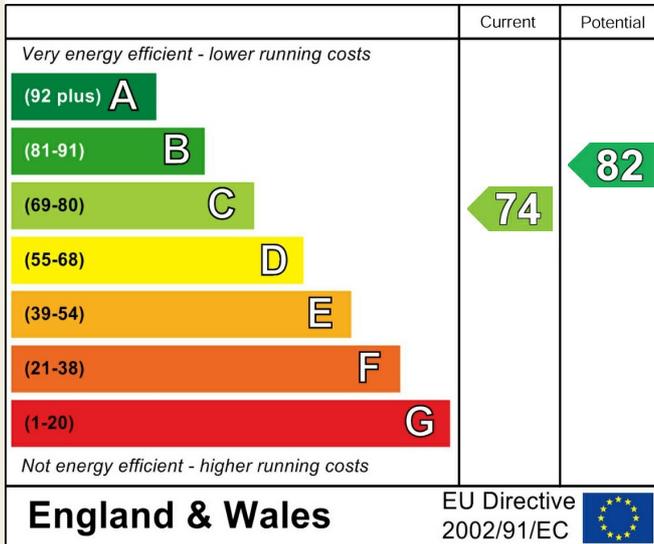
(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

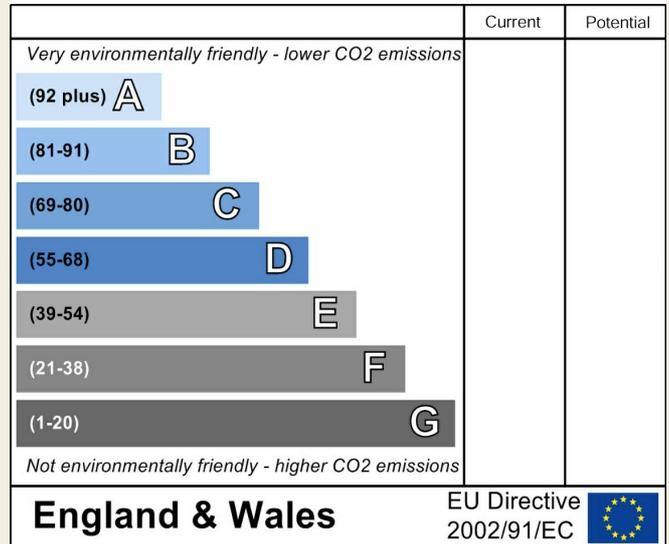
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### Energy Efficiency Rating



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



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