



photography for illustrative use only.

Barton PLOT 9

Detached 3 bedrooms £325,000
848 sq.ft.

Last bungalow available - don't miss out

With a stylish open-plan kitchen and living area designed for entertaining, the Barton gives you the perfect reason to invest.

- Open-plan kitchen and family area with French doors or
- En suite to master bedroom
- Solar PV panels
- Separate utility space

Welcome to The Laurels

With far-reaching rural views, The Laurels, Brailsford is in proximity to stunning walking trails, and a welcoming village community, this new neighbourhood of 28 thoughtfully-designed two, three and four-bedroom homes offers more than just a home - it's a lifestyle. Here, you can find the calm of rural living while still having easy access to local shops, schools, and major transport routes.



Barton Luke Lane

Brailsford, Ashbourne, DE6 3GW

**** READY FOR COMPLETION BEFORE CHRISTMAS. £10,000 MOVING COTS PAID FOR A RESERVATION IS SEPTEMBER **** DON'T MISS OUT ****

**** LAST REMAINING CAMERON BUILT BUNGALOW **** HIGHLY REGARDED VILLAGE LOCATION **** High specification detached bungalow offering a hallway, open plan living and dining kitchen, three bedrooms, en suite shower room and a bathroom. Garden and a drive. CALL ABODE TO MAKE ARRANGEMENTS TO VIEW 01335 300600

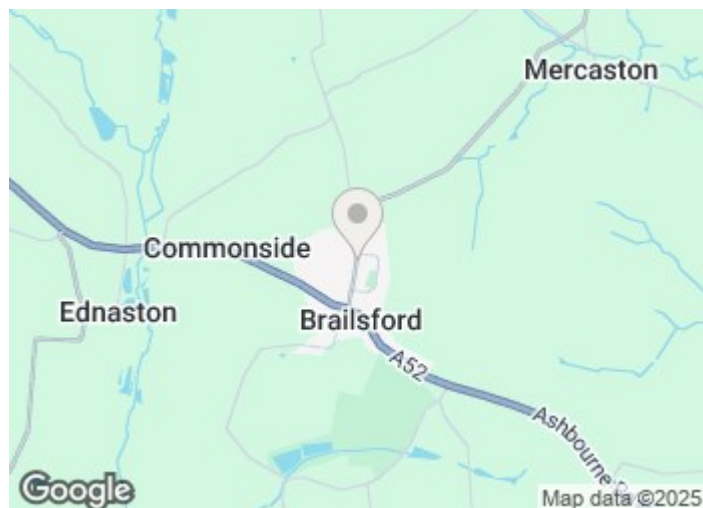
£325,000

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INFORMATION



Directions

THE LAURELS
BRAILSFORD



A connected, countryside community

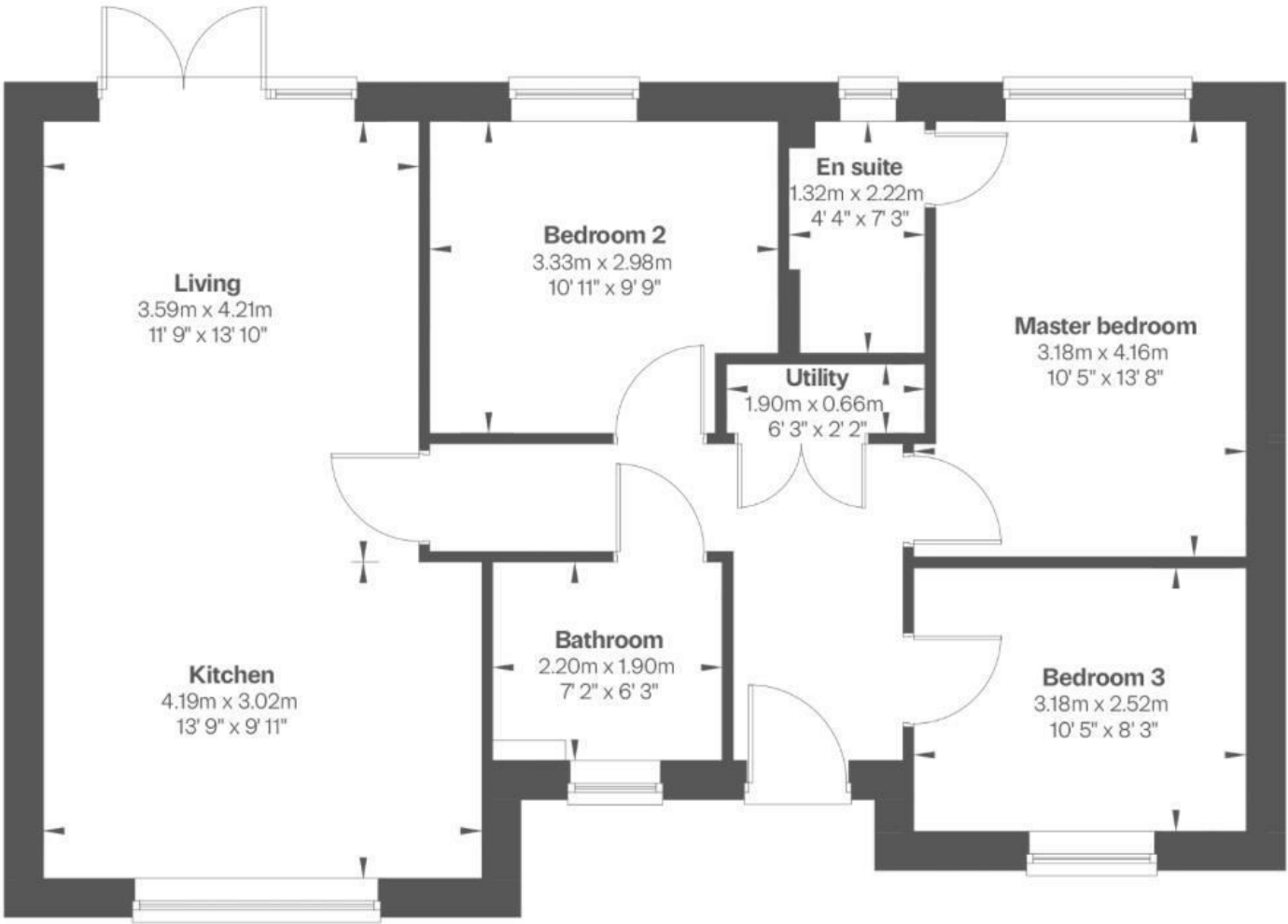
The Laurels sits on the edge of the popular village, Brailsford. With its active **community hall, primary school, pub and sports clubs**, the village is a **vibrant hub** for local people of all ages. Whether it's joining a local Scouts group, participating in one of the many craft clubs, becoming a member of the golf club or supporting the vibrant community events you'll feel a true sense of belonging from the moment you arrive.

With **easy access to the A52**, whether you're working in Ashbourne, Derby, or further afield, you can enjoy the calm of semi-rural life while staying well-connected to everything you need. Families choose The Laurels not only for the relaxed, out-of-town lifestyle it offers but also because being located opposite the **village primary school** means the school run becomes more convenient.

At a glance...

- 28 thoughtfully designed homes
- 2, 3 and 4-bedroom homes
- Modern, rural living
- 10 minutes to Ashbourne
- Built by a 5* housebuilder

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

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		
EU Directive 2002/91/EC		