



**Broomy Drive, Brailsford Ashbourne DE6 3GP**

**welcome to**

**Broomy Drive, Brailsford Ashbourne**

Well-presented two-bedroom house in a desirable village ideal for first-time buyers or those wanting a more rural village setting.



### **Entrance Hall**

11' 7" x 3' 4" ( 3.53m x 1.02m )

Entering the property is the immaculate hallway featuring radiator, ceiling light and is an access to all areas of the property Cloakroom, Kitchen, Lounge / Diner and Stairs to first floor.

### **Cloakroom**

A well-lit neutrally decorated cloakroom featuring a WC, sink, UPVC double glazed window, radiator and ceiling light.

### **Kitchen**

11' 7" x 6' 4" ( 3.53m x 1.93m )

A contemporary effect kitchen with high and low fitted cupboards and drawers. A stainless steel positioned under the front facing window, Four ring gas hob, fitted electric oven and spaces for Washing machine and fridge freezer.

### **Lounge**

15' 7" x 13' 3" ( 4.75m x 4.04m )

Spacious lounge with Carpeted floor, two radiators, ceiling light, access to a useful under stairs storage cupboard finished with UPVC double glazed French doors which provide an abundance of natural light, brightening the room up.

### **Landing**

Carpet matching to the lounge flows nicely from the stairs onto the landing, with features such as white painted wood handrail and banister, ceiling light and access to loft hatch.

### **Bedroom One**

9' 10" x 13' 3" ( 3.00m x 4.04m )

Bedroom one is a well-proportioned double bedroom with that carpeted floor tying in nicely with the landing, ceiling light, radiator, front facing UPVC double glazed window and useful over stairs storage cupboard.

### **Bedroom Two**

12' 7" x 9' 11" ( 3.84m x 3.02m )

A generous second bedroom with similar features as

bedroom one including the carpeted floor, ceiling light, radiator and large rear facing UPVC double glazed window.

### **Bathroom**

The versatile and timeless decorated bathroom features shower attachment and screen over the panelled bath, WC, Sink with convenient shelf above and extractor fan.

### **Front Garden**

A compact space with artificial grass, small boarder and slate chippings. Space off road for two parking spaces.

### **Rear Garden**

Entering the garden from the French UPVC doors you step straight out onto a slabbed area with power socket, gate access at the side on the fence and shed space. Then onto the artificial grass with praised planter featuring white stone. Finished with wooden raised decking perfect for seating area.



**view this property online** [bagshawsresidential.co.uk/Property/ABN106696](http://bagshawsresidential.co.uk/Property/ABN106696)



welcome to

## Broomy Drive, Brailsford Ashbourne

- 50 % Shared Ownership
- Sought-After village location
- Modern property
- Two Bedrooms
- Two off road parking spaces

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 393.84

Ground Rent: 3205.32

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Nov 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

**£125,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [bagshawsresidential.co.uk/Property/ABN106696](https://bagshawsresidential.co.uk/Property/ABN106696)



Property Ref:  
ABN106696 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



bagshaws residential



**01335 346677**



Ashbourne@bagshawsresidential.co.uk



1 Shawcroft Centre, Dig Street, ASHBOURNE,  
Derbyshire, DE6 1GF



**bagshawsresidential.co.uk**