



SPRING HOUSE, MAIN ROAD, BRAILSFORD, DE6 3DA
PRICE: OFFERS AROUND £355,000

DESCRIPTION

A traditionally styled and constructed semi-detached property which has been thoughtfully extended to provide an enlarged and very well proportioned three bedroomed family home, situated in a convenient village location.

The double-glazed and gas centrally heated, well presented, accommodation briefly provides: Entrance Porch, Reception Hall, Front Sitting Room with log burner, separate Dining Room, ground floor Guest Cloakroom/wc, large Conservatory and fitted Breakfast Kitchen. At first floor level three good sized bedrooms, large landing/dressing area and spacious bathroom with shower. Outside the property stands well back from the road behind a mature hedge and a generous forecourt parking area leading to a useful carport beyond which is a very good sized primarily lawned rear garden with patio and shed.

Centrally situated in the popular village of Brailsford within easy reach of all village facilities, the house is also well placed for ready access to the city of Derby and the market town of Ashbourne.

Early internal viewing essential.

ACCOMMODATION

A upvc leaded sealed unit double glazed and panelled front door leads to

Entrance Porch with sealed unit double glazed window and terracotta tiled floor.

Reception Hall with terracotta tiled floor, fitted coat pegs and staircase off to first floor level.

Sitting Room 4.9m x 3.64m (16'1" x 11'11") with upvc sealed unit double glazed window to the front, double panel central heating radiator and most attractive rustic brick fireplace with heavy stone mantel, brick hearth and fitted Villager solid fuel cast iron room heater stove. Small pane glazed double opening doors to

Dining Room 3.9m x 2.66m (12'9" x 8'9") with oak effect laminate floor, central heating radiator and upvc sealed unit double glazed French door to the rear garden.

Inner Lobby with connecting door to the conservatory and kitchen.

Guest Cloakroom having fitments in white comprising low flush wc and wall mounted wash hand basin with tiled splashbacks. Sealed unit double glazed window, central heating radiator.

Conservatory approximately 4m (13'2") maximum x 3m (9'10"). The conservatory is brick based with upvc sealed unit double glazed super structure, has oak effect laminate floor, double panel central heating radiator and door to the exterior rear.



Breakfast Kitchen 4.9m x 2.86m (16'1" x 9'5") having terracotta tiled floor, wide square opening through to the conservatory, double panel central heating radiator and sealed unit double glazed window. There is a good range of fitted units providing base cupboards and wall cupboards with ample round edge work surfaces, appliance space with plumbing for automatic washing machine and dishwasher. Inset single drainer stainless steel sink unit with mixer tap, tiled splashbacks. Cooker recess with space for range cooker and brushed stainless steel splashback. A ledged and braced pine door leads to



Understairs Utility & Boiler Cupboard housing the wall mounted gas fired Ideal boiler for domestic hot water and central heating. There is provision for a tumble dryer and fitted shelves together with coat pegs.

Staircase to First Floor Level.

Landing off which is a most useful potential **Dressing Area** 2.4m x 2m (7'10" x 6'7").



Bedroom One 4.46m x 3.34m (14'8" x 3.35m) a delightfully proportioned room extending up to the exposed roof purlins with sealed unit double glazed window to the front and double panel central heating radiator. Oak effect flooring, inset ceiling spotlights.



Bedroom Two (front) 3.67m x 2.6m (12' x 8'7") with double panel central heating radiator, sealed unit double glazed window. Pretty painted decorative cast iron fireplace.

Bedroom Three 3.8m x 2.7m (12'6" x 8'10") plus deep door recess. With central heating radiator and sealed unit double glazed window.

Family Bathroom being of spacious proportions with ceramic tiled floor and matching half tiled walls extending to full height within the shower cubicle. There is a three piece suite in white comprising original cast iron roll edge bath with ball and claw feet, low flush wc, pedestal wash hand basin and quadrant shower cubicle with glazed shower screen doors and mains shower control. Upvc sealed unit double glazed window, towel rail radiator.



OUTSIDE

The property stands well back from the road behind a mature privet hedge. A wide tarmac driveway leads to a spacious forecourt parking and turning area with planted and slate beds.

A pair of double opening timber gates lead through to a substantial car port beyond which is further tarmac car parking area. This in turn leads to a spacious rear garden with extensive natural stone patio terrace, large timber garden store/workshop and at higher level shaped lawn with stone boundary wall and mature hedging.



SERVICES

It is understood that all mains services are connected.

FIXTURES & FITTINGS

Other than those fixtures and fittings specifically referred to in these sales particulars no other fixtures and fittings are included in the sale. No specific tests have been carried out on any of the fixtures and fittings at the property.

TENURE

It is understood that the property is held freehold but interested parties should verify this position with their solicitors.

COUNCIL TAX

For Council Tax purposes the property is in band B

EPC RATING D**VIEWING**

Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

WHAT3WORDS unravel.deflation.shepherds

Ref FTA2824



www.fidler-taylor.co.uk

Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate.

The particulars form no part of a contract or lease.