3 Bed Bungalow - Detached

Daisybank, 105 The Plain, Brailsford, Ashbourne DE6 3BR

Offers Around £399,950 Freehold

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Fletcher & Company

www.fletcherandcompany.co.uk

- Highly Appealing Detached Bungalow
- Located In The Heart of Brailsford Village
- Lounge & Conservatory
- Three/Four Bedrooms & Two Bathrooms
- South/West Facing Garden - Ideal For Those Keen Gardeners
- Driveway - Three/Four Cars
- Double Garage with Electric Door
- No Chain Involved
- Quiet Location in Brailsford
- Delightful Community Atmosphere with Local Amenities and Picturesque Surroundings

*** BEING SOLD CHAIN FREE *** This highly appealing three/four bedroom detached bungalow with double garage enjoys a South/West facing garden.

The heart of Brailsford village is just a stone's throw away, offering a delightful community atmosphere with local amenities and picturesque surroundings.

The Location

Derby 8 miles - Ashbourne 6 miles. Brailsford provides an excellent village store/post office, noted primary school, fine dining, car garage and village inn. Secondary education at QEGS and 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, Kedleston, Ashbourne and Derby. Carsington Water provides water sports and fishing facilities. A further note the village of Brailsford has very strong community support with clubs and activities for all ages which are detailed in a Welcome Card for anyone moving into the village and active Methodist and All Saints Parish Church (Anglican).

Accommodation

Porch

5'3" x 2'2" (1.61 x 0.68)

With double glazed front door and double glazed internal door giving access to hallway.

Hallway

18'4" x 2'11" (5.60 x 0.91)

With radiator, access to roof space and built-in storage cupboard.

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Lounge

18'11" x 11'11" (5.77 x 3.64)

With stone fireplace incorporating gas fire, two radiators, double glazed door leading to conservatory and double glazed French doors opening onto garden.

Conservatory

13'6" x 8'2" (4.12 x 2.50)

With radiator, double glazed window and double glazed sliding door opening onto garden.

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Breakfast Kitchen

12'9" x 8'6" (3.91 x 2.61)

With one and a half sink unit with mixer tap, wall and base units, worktops, dishwasher, breakfast bar, electric cooker, double glazed window to side and sliding door giving access to lounge.

Lean to Link Utility Room

14'10" x 3'9" (4.54 x 1.16)

With front and rear access door, single stainless steel sink unit with hot and cold tap, shelving, base cupboards and door giving access to double garage.

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Bedroom One

13'4" x 9'11" (4.08 x 3.04)

With radiator, fitted wall cupboards, fitted wardrobes, fitted shelving, fitted drawers and double glazed bow window with aspect to front.

En-Suite

7'5" x 3'2" (2.27 x 0.99)

With low level WC, wash basin with fitted base cupboard underneath, separate shower cubicle with electric shower and fully tiled walls.

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Bedroom Two

10'0" x 8'4" (3.06 x 2.56)

With fitted corner wardrobe, radiator and double glazed window.

Bedroom Three

7'7" x 7'4" (2.33 x 2.26)

With radiator, fitted wall cupboard, small fitted wardrobe and double glazed window to side.

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Inner Landing
10'8" x 2'0" (3.26 x 0.63)
With useful storage cupboards with sliding doors.

Bedroom Four/Study
13'10" x 10'7" (4.22 x 3.23)
With fitted desk, fitted based cupboards, worktop, radiator, double glazed window overlooking rear garden and double glazed door giving access to conservatory.

Bathroom
9'1" x 5'9" (2.77 x 1.77)
With bath with shower, wash basin with fitted base cupboard underneath, heated towel rail, tile splashbacks, useful built-in airing cupboard housing the boiler and double glazed window to front.

Cloakroom
6'7" x 2'5" (2.02 x 0.74)
With low level WC, corner wash basin with fitted base cupboard underneath, tile splashbacks and double glazed window.

Front Garden
The property is set back from the pavement edge behind a lawn fore-garden with laurel hedge, bush and tree.

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Rear Garden

Being of a major asset to the sale of this particular bungalow is its sunny, private rear garden, mainly laid to lawn with a varied selection of shrubs, plants, trees, hedgerow and raised patio with a further garden area at the bottom of the garden with patio, timber shed lawn, shrubs and trees.

Driveway

A driveway provides car standing spaces for three/four cars.

Double Garage

16'4" x 15'10" (4.98 x 4.83)

With plumbing for automatic washing machine, power, lighting and electric front door.

Council Tax Band - E

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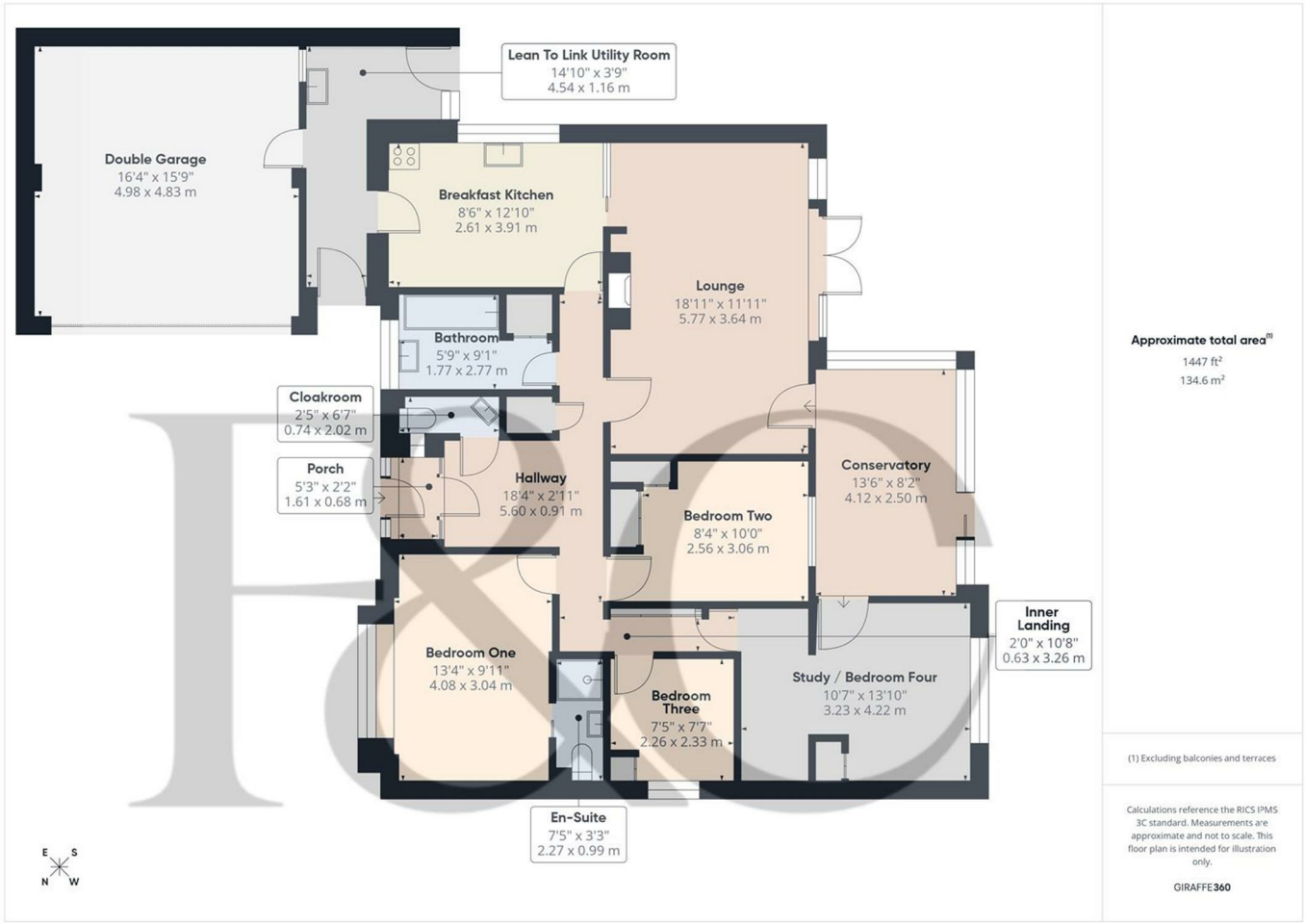
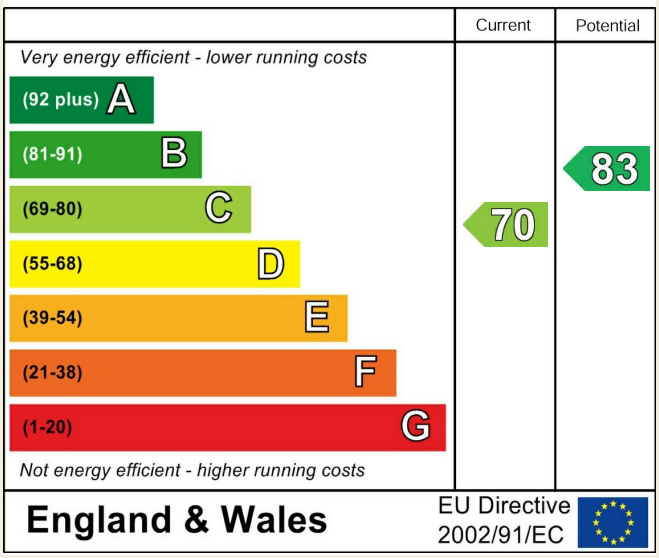
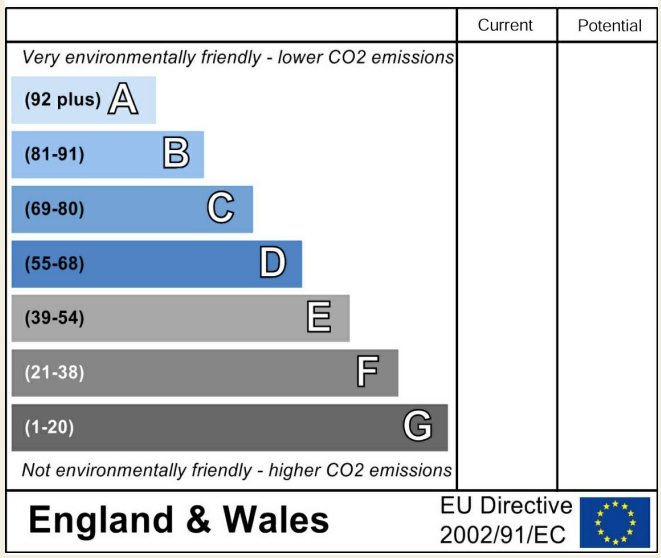


Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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