



**8 Thorntree Road, Brailsford Ashbourne DE6 3GH**

**welcome to**  
**8 Thorntree Road, Brailsford Ashbourne**

Offered with no upward chain, this modern three-bedroom detached home is located in the highly sought-after village of Brailsford.



### Entrance Hall

A welcoming entrance space featuring spot lighting, wood effect floor, radiator and useful under-stairs storage.

### Lounge

17' 10" x 10' Plus bay window ( 5.44m x 3.05m Plus bay window )

A bright reception room featuring a window to the front aspect and large bay window to the side, two radiators, carpeted flooring, two ceiling lights, and a media plate, making it ideal for modern entertainment setups.

### Cloakroom

Flowing naturally with the same theme as the entrance hall this cloakroom is fitted with a WC, sink, and radiator also features spot lighting and extractor fan.

### Kitchen/Diner

17' 9" x 8' 4" ( 5.41m x 2.54m )

A spacious and well-configured area with a U-shaped kitchen, fitted with four-ring gas hob, electric oven, sink beneath the front window. integrated fridge/freezer, integrated dishwasher, space and plumbing for a washing machine to finish a radiator, spot lighting, and the room offers ample dining space for family meals and entertaining.

### Landing

A well-proportioned space providing access to all bedrooms with loft access features window to the rear, carpeted, radiator under the window and ceiling light. There is also an airing cupboard housing the boiler.

### Bedroom One

11' 3" x 10' 3" ( 3.43m x 3.12m )

A generous double bedroom with built-in wardrobe, carpeted flooring, radiator, window to the front, two-zone heating control, ceiling light and access to ensuite.

### Ensuite

Fitted with a mains-fed shower, WC, sink, tiled flooring, radiator, extractor fan, spot lighting and a front-facing window.

### Family Bathroom

Compromising an electric shower over bath, WC, wash basin, tiled flooring, spot lighting and window to the rear.

### Bedroom Two

11' 6" x 8' 5" ( 3.51m x 2.57m )

A further double room featuring a built-in wardrobe, carpet, radiator, and window to the front.

### Bedroom Three

8' 6" x 6' 2" ( 2.59m x 1.88m )

A well-sized third bedroom with carpet, radiator, and window to the side, perfect space for a home office.

### Outside

To the front of the property a driveway leading to the garage featuring power and lighting with an up-and-over door, offering excellent storage, surrounded by mature shrubs, providing attractive kerb appeal. To the rear a private and enclosed garden with a lawned area and patio, ideal for outdoor dining and relaxation.



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## **8 Thorntree Road, Brailsford Ashbourne**

- Three bedroom detached house
- Benefiting from 14 solar panels
- Garage with power
- Property offers efficient, comfortable living in a popular semi-rural setting.
- Offered with no upward chain

Tenure: Freehold EPC Rating: C

Council Tax Band: D

# £325,000



Please note the marker reflects the postcode not the actual property

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