FIDLERTAYLOR



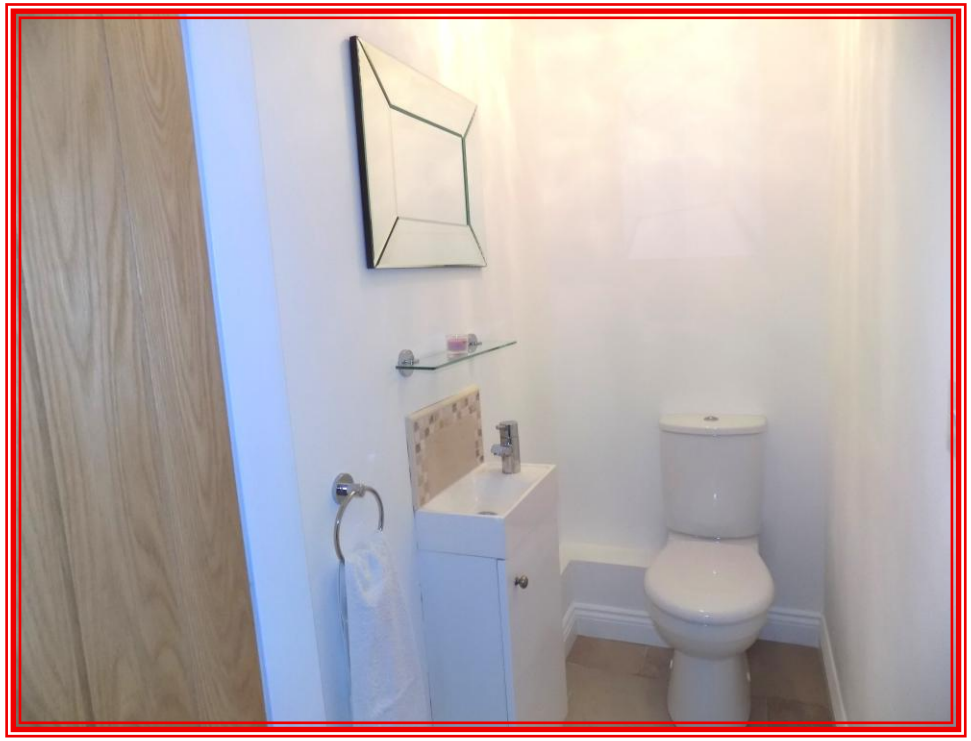
FIELDSIDE
4 SARACENS COURT
BRAILSFORD
DE6 3DX
PRICE: £575,000

















FIELDSIDE, 4 SARACENS COURT, BRAILSFORD, DERBYSHIRE, DE6 3DX

An immaculately presented detached family home finished to a high specification, offering generously proportioned four bedroomed accommodation along with three bathrooms.

Situated in a small, exclusive cul-de-sac location within the well-regarded village of Brailsford, conveniently located between Ashbourne and Derby.

The property briefly comprises entrance hallway, cloakroom, sitting room, excellent fitted dining kitchen opening into the conservatory along with utility room to the ground floor. On the first floor there are four double bedrooms, two of which have en-suite shower room facilities, there is also a family bathroom and study/dressing room.

The property is approached over a block paved driveway providing ample parking and access to the integral double garage. There is a lawned fore-garden along with a pleasant, landscaped rear garden.

ACCOMMODATION
A leaded sealed unit double-glazed composite front door leads to

Reception Hall 3.42m x 3.13m (11'2" x 10'3") (maximum overall measurement) with wall-light point, cornice ceiling and double-panel central heating radiator. Staircase off to first floor level with understairs storage cupboard.

Guest Cloakroom having contemporary fitments in white comprising low-flush wc and wash-hand basin set into a vanity unit with storage cupboard beneath. Tiled splashback and ceramic tiled floor.

Front Sitting Room 5.5m x 4.06m (18' x 13'4") with cornice ceiling, UPVC sealed unit double-glazed windows to front and side both having fitted colonial shutters. Three wall light points and feature stone fireplace with cut stone surround, matching hearth and fitted decorative fuel effect gas fire. Two double-panel central heating radiators.

Dining Kitchen 7.44m x 3.55m (24'5" x 11'7") This delightful room has ceramic tile flooring throughout with the kitchen area being comprehensively fitted with an excellent range of units providing base cupboards and wall cupboards, drawer bank and high-quality marble work surfaces with matching upstands and ceramic tiling above. Inset double bowl stainless steel sink unit with pillar mixer tap. Integrated appliances include a dishwasher, fridge/freezer (with flanking shelved storage cupboard) and AEG electric double oven with inset Belling four-burner ceramic induction hob over with extractor fan above. The **Dining Area** has double panel central heating radiator and double-opening UPVC sealed unit double-glazed doors to the Conservatory. Also, from the Kitchen, there is a door off to the rear hall.

Conservatory 3.77m x 3m (12'4" x 9'10"). The Conservatory is of UPVC sealed unit double-glazed construction over a masonry base, having ceramic tile flooring with underfloor heating and double opening doors leading to the rear garden.

Rear Hall Having ceramic tile flooring to match the kitchen which extends through to the utility room. The rear hall has single panel central heating radiator, panelled and sealed unit double-glazed UPVC door to the rear garden and pedestrian access door to the Garage.

Utility Room 2.6m x 1.74m (8'6" x 5'8") having fitted stainless steel sink unit and mixer tap set into polished marble worktop (to match the kitchen) with double-opening cupboard beneath and flanking appliance space with plumbing for automatic washing machine and space for a tumble dryer. Wall cupboard, broom cupboard and sealed unit double-glazed window with colonial shutters. A door from the utility room gives access to

Walk-in Boiler Room Having wall mounted Vaillant gas fired boiler for domestic hot water and central heating. This room also houses the hot water storage cylinder.

Staircase to First Floor Level with extremely spacious landing with cornice ceiling and double-opening in-built wardrobe or storage cupboard with fitted hanging rail and fitted shelf. There is also a roof access hatch with fitted drop-down access ladder leading to the partially boarded and illuminated loft storage space.

Master Bedroom Suite 5.57m x 4m (18'3" x 13'1") (maximum overall measurements to include the En Suite facility). UPVC sealed unit double-glazed windows to the front with fitted Colonial shutters, double-panel central heating radiator and a range of in-built bedroom furniture comprising two double-opening wardrobes both having fitted hanging rails with shelves over.

En Suite Shower Room Being of spacious proportions with contemporary fitments in white comprising low-flush wc and wash-hand basin set into a vanity unit with double-opening cupboards beneath. Large walk-in shower with full height ceramic tiling, mains shower control and sliding shower screen door. There is a chrome towel rail radiator and ceramic tiled floor and half height tiling to the remainder of the shower room.

Bedroom Suite Two Comprising **Rear Double Bedroom** 4.55m x 3.6m (14'11" x 11'9") (maximum overall measurements measured to the front of the wardrobes and including the En Suite facility). Corniced ceiling, UPVC sealed unit double-glazed window overlooking the rear garden with colonial shutters, range of in-built bedroom furniture comprising two double opening wardrobe cupboards both with hanging rails and shelves.

En Suite Shower Room with ceramic tile floor, part ceramic tiled walls and contemporary fitments in white comprising low-flush wc, wash-hand basin set into vanity unit with double-opening cupboard beneath and walk-in shower with full height ceramic tiling, mains shower control and sliding shower screen door. UPVC sealed unit double-glazed window and towel rail radiator.

Bedroom Three (front double) 5.2m x 2.87m (16'5" x 9'5") with cornice ceiling, double-panel central heating radiator and UPVC sealed unit double-glazed window to the front with colonial shutter.

Bedroom Four (rear) 3.54m x 3.44m (11'7" x 11'3") with UPVC sealed unit double-glazed window having fitted colonial shutters, double-panel central heating radiator and in-built double-opening wardrobe with fitted shelf and hanging rail.

Study/Dressing Room 2.22m x 1.23m (7'3" x 4') with single-panel central heating radiator and sealed unit double-glazed window with colonial blind.

Principal Family Bathroom approximately 4m x 2.5m (13'1" x 8'2") with ceramic tile flooring, half height ceramic tiles to the walls extending to full height in the shower cubicle. The bathroom is fitted with quality, contemporary fitments in white comprising side fill panelled bath, low-flush wc and wash-hand basin set into a large vanity unit with storage cupboards and drawers beneath. There is a large walk-in shower with mains control and sliding glazed shower screen door. UPVC sealed unit double-glazed window with colonial blinds and large towel rail radiator.

OUTSIDE

The property occupies a wide fronted plot and stands behind a double width block paved driveway which provides extensive car standing and turning space and is flanked by a primarily lawned garden with well stocked beds and borders and featuring a mature birch tree. The drive leads to the

Integral Double Garage with twin up and over automatic doors and pedestrian access door to the rear. The garage measures approximately 5m x 5m (16'5" x 16'5") and has light and power connected. There is a pedestrian access to each side of the property where there is a most pleasant and sheltered garden featuring a lawn with evergreen shrubs and flower borders, natural stone paving and patio terrace. External courtesy and security lighting, along with outside cold-water tap.

SERVICES

It is understood that mains services are connected to the property.

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.

The property is part of a small, privately managed courtyard and each property owner pays a fee of £10 per month towards the maintenance of the communal areas.

COUNCIL TAX

For Council Tax purposes the property is in band F.

EPC RATING C

VIEWING

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

WHAT3WORDS playful.accoustics.narrowest

Ref FTA2889

































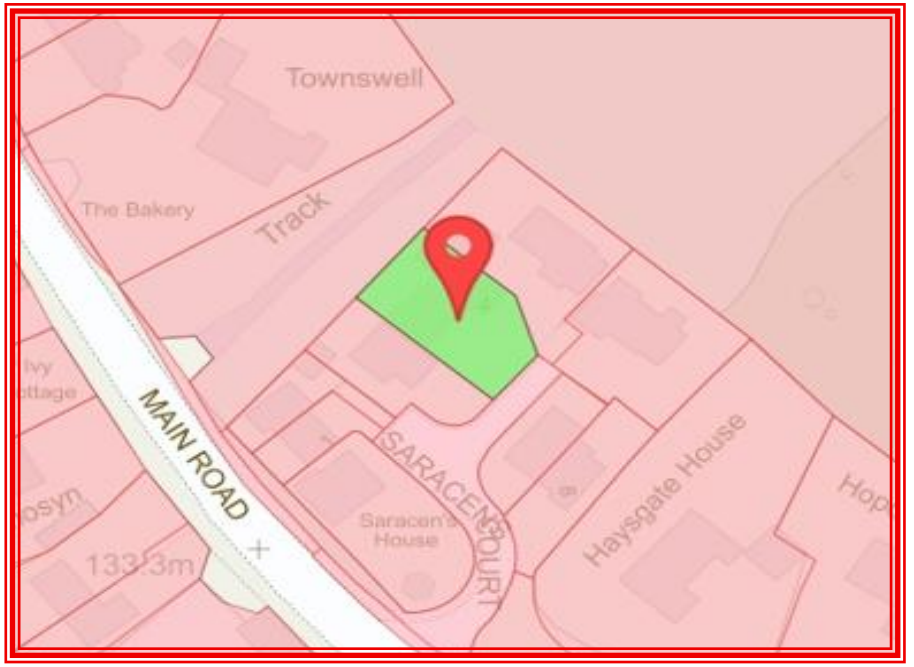











Townswell
The Bakery
Track
MAIN ROAD
SARACEN'S COURT
Saracen's House
Haysgate House

GROUND FLOOR
1084 sq.ft. (100.7 sq.m.) approx.



1ST FLOOR
940 sq.ft. (87.4 sq.m.) approx.



TOTAL FLOOR AREA : 2024 sq.ft. (188.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

RICS

The Property Ombudsman