

Wallef Road, Brailsford, DE6 3GT  
**£470,000**





Abode are delighted to present this beautifully appointed detached family home, situated within the highly sought-after village of Brailsford. Completed in late 2020, this stylish Avant Homes "Lathbury" house type offers high-specification contemporary living and continues to benefit from the remainder of the NHBC build warranty, providing reassurance for prospective buyers. Designed with modern family living in mind, the property offers spacious and elegant accommodation throughout.

The welcoming entrance hallway leads to a versatile study, ideal for home working or family use, and a well-proportioned front lounge. To the rear, the impressive open-plan kitchen and dining area forms the heart of the home, fitted with an extensive range of bespoke units, granite work surfaces and a full range of integrated appliances. Bi-folding doors open directly onto the landscaped rear garden, creating a seamless indoor-outdoor living experience. A separate utility room and contemporary cloakroom WC complete the ground floor accommodation.

To the first floor, the landing provides access to four generous double bedrooms. The principal bedroom features built-in wardrobes and a private en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom.

Externally, the property benefits from a low-maintenance front garden, driveway parking and access to a brick-built single garage. The beautifully landscaped west-facing rear garden is ideal for entertaining, with patio seating areas, lawn, feature planting and gated side access.

## Hallway

Entered via a composite front door with adjoining uPVC double-glazed side windows, the welcoming hallway features a balustrade staircase rising to the first-floor landing, central heating radiator, smoke alarm, thermostat and complementary tiled flooring throughout. Internal doors provide access to the principal ground-floor rooms.

## Study

A versatile room with a uPVC double-glazed window to the front elevation, complete with fitted shutter blinds. Additional features include a central heating radiator and tiled flooring. Ideal for a variety of uses including a home office, playroom or hobby room.

## Kitchen/Diner

Undoubtedly the hub of the home, this impressive open-plan kitchen and dining area offers a stylish and sociable living space. The kitchen is fitted with an extensive range of bespoke matching base and eye-level units with granite drop-edge work surfaces and complementary splashbacks. Integrated appliances include double ovens, four-ring induction hob, stainless steel sink with carved inset drainer and mixer tap, fridge freezer, dishwasher and pan drawers. Further features include ceiling spotlights, tiled flooring throughout, a central heating radiator and a useful under-stairs storage cupboard.

The dining and living area benefits from a uPVC double-glazed window to the rear elevation with fitted shutter blinds, central heating radiator and a feature acoustic-panelled wall. A set of uPVC double-glazed bi-folding doors with integral blinds opens onto the rear garden, creating a seamless indoor-outdoor flow.



## Utility Room

Fitted with granite drop-edge work surfaces and complementary wall tiling, the utility room provides plumbing and space for freestanding under-counter appliances. Additional features include a central heating radiator, ceiling spotlights, extractor fan and an internal door leading to:

## Cloakroom/W.C.

Comprising a low-level WC and floating wash hand basin with mixer tap. The room benefits from a uPVC double-glazed frosted window to the side elevation with fitted shutter blinds, complementary wall and floor tiling, central heating radiator, ceiling spotlighting and extractor fan.







## Lounge

With a UPVC double glazed window to the front elevation with built-in shutter blinds, central heating radiator and TV aerial points and telephone point.

## Landing

The landing features a smoke alarm, central heating radiator and access to the loft via a hatch located within the airing cupboard, which also houses the gas central-heating boiler and useful shelving. Internal doors from the landing provide access to all bedrooms and the family bathroom.

## Bedroom One

A well-appointed double bedroom with a uPVC double-glazed window to the rear elevation, complete with fitted shutter blinds. Additional features include a central heating radiator, thermostat, ceiling spotlights and an extensive range of built-in mirrored wardrobes offering hanging rails and shelving. An internal door leads to:

## En-suite

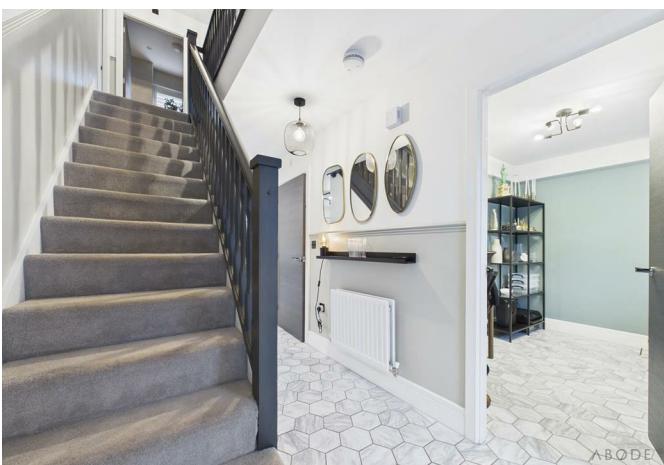
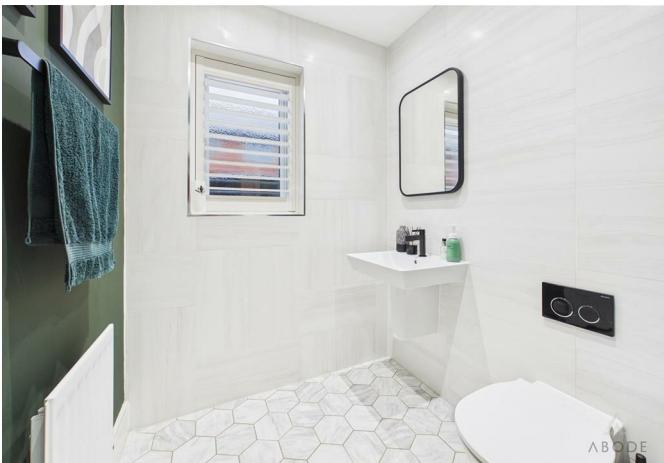
Fitted with a uPVC double-glazed frosted window to the side elevation with shutter blind. The contemporary three-piece suite comprises a low-level WC, wash hand basin with mixer tap and a double walk-in shower cubicle with waterfall showerhead. Finished with complementary wall and floor tiling, a chrome heated towel rail, ceiling spotlights and extractor fan.

## Bedroom Two

A further double bedroom with a uPVC double-glazed window to the rear elevation with fitted shutter blinds, central heating radiator and a built-in double mirrored wardrobe with hanging rails and shelving.

## Bedroom Three

Featuring a uPVC double-glazed window to the front elevation with fitted shutter blinds, central heating radiator and built-in double mirrored wardrobes with hanging rails and shelving.



## Bedroom Four

A well-proportioned bedroom with a uPVC double-glazed window to the front elevation with fitted shutter blind and central heating radiator.

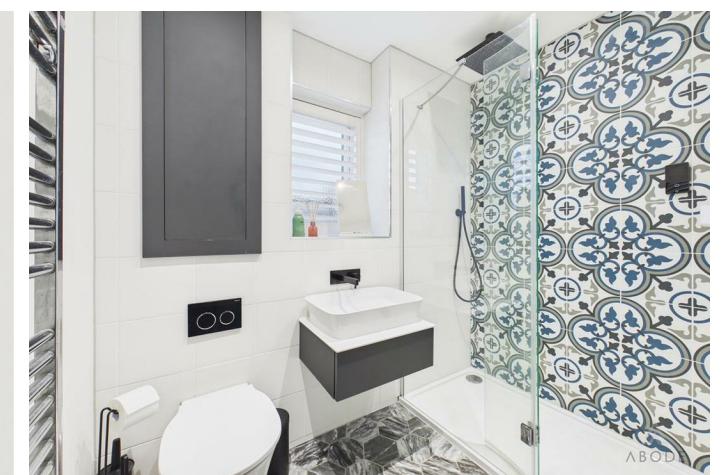
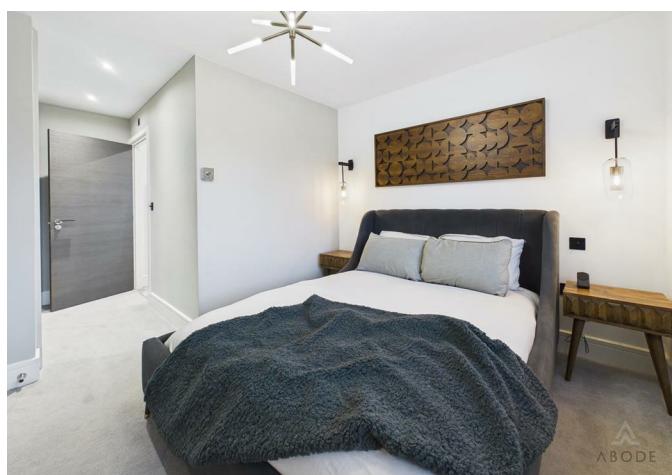
## Family Bathroom

The bathroom benefits from a uPVC double-glazed frosted window to the rear elevation with shutter blind and is fitted with a modern three-piece suite comprising a low-level WC, floating wash hand basin with mixer tap and a bath with waterfall showerhead and glass screen. Complementary tiling to both walls and floor, a chrome heated towel rail, ceiling spotlights and extractor fan complete the space.

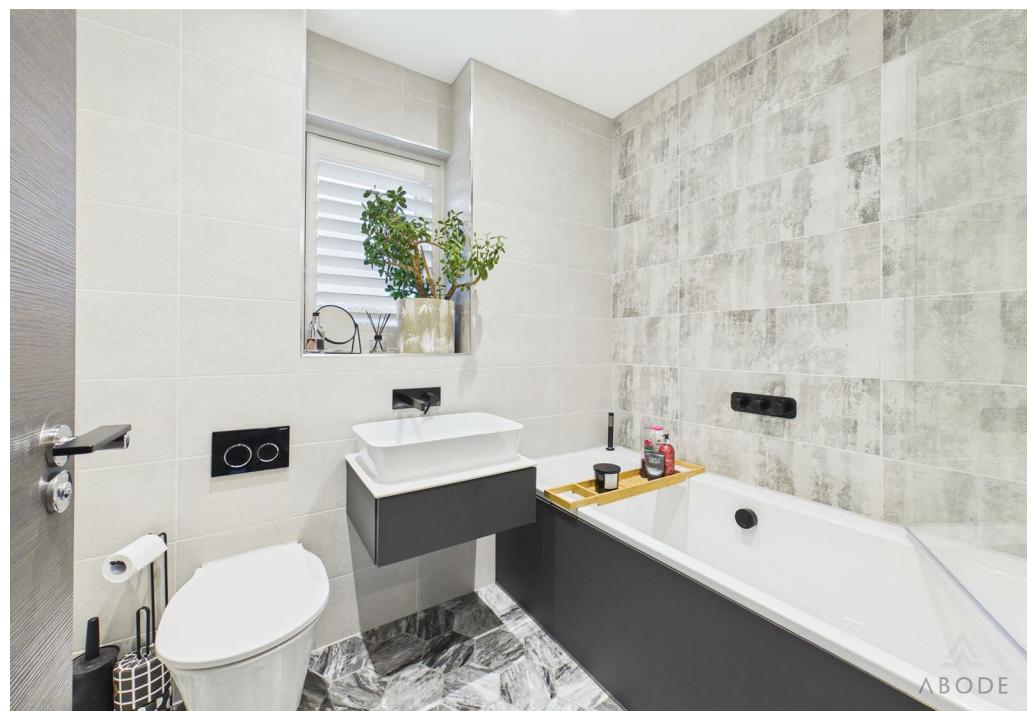
## Outside

At the front, the property features a low-maintenance landscaped garden, complemented by a tarmac driveway offering off-road parking and access to a brick-built garage. Gated side access leads to the rear garden, which has been thoughtfully landscaped for outdoor living and entertaining.

The west-facing rear garden enjoys a patio area directly off the kitchen-diner's bi-fold doors, providing a seamless flow between indoor and outdoor spaces. A further patio at the far end of the garden is accessed via a feature pathway. The remainder of the garden is predominantly laid to lawn, with planted borders and shrubs adding visual appeal. Additional benefits include a wall-mounted outdoor tap and security lighting.







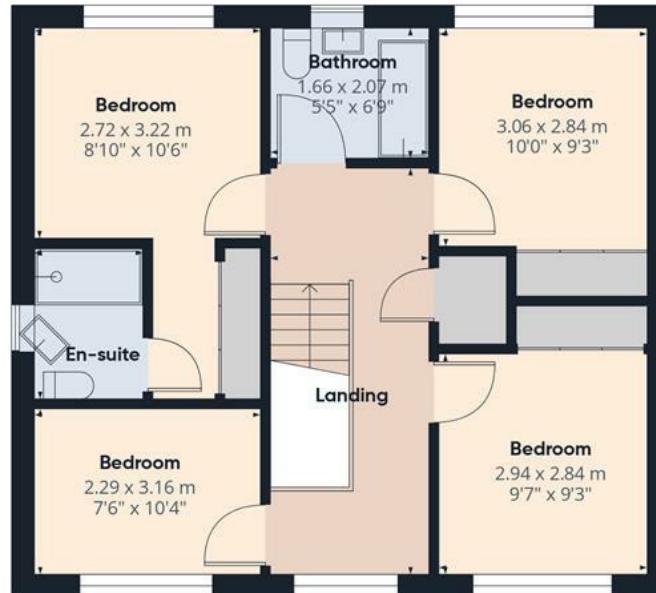








**Floor 0** Building 1



**Floor 1** Building 1



**Floor 0** Building 2



Approximate total area<sup>(1)</sup>

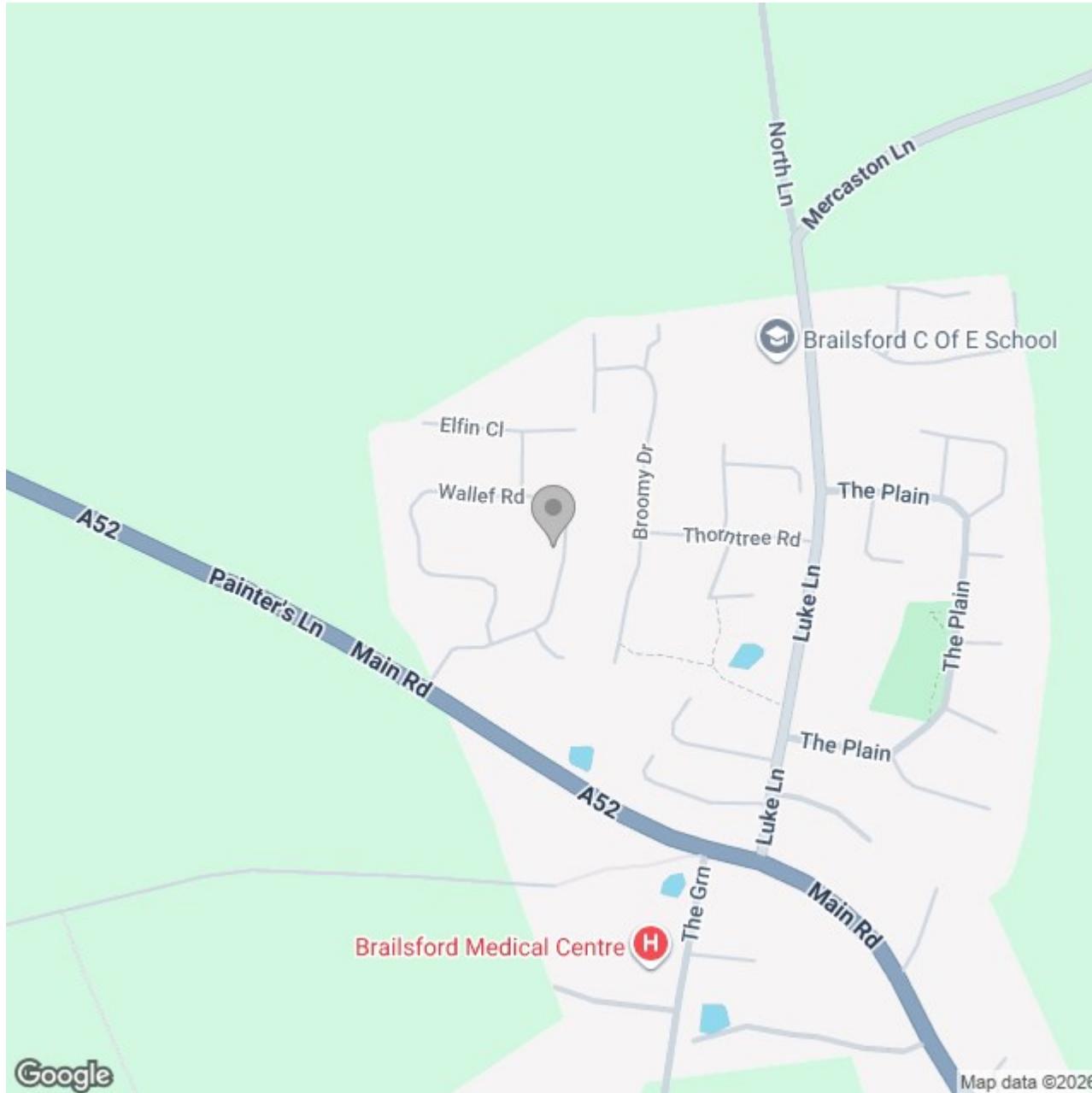
136.1 m<sup>2</sup>

1465 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	