

# The Briars

Dalbury Lees, Ashbourne, DE6 5BE

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German





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£500,000

Modern four-bed detached home in sought-after Dalbury Lees. Features underfloor heating, countryside views, two reception rooms, dining kitchen, utility, two en-suites, garage, driveway, and rear garden. Easy access to Ashbourne & Derby. No upward chain.

Located in the desirable village of Dalbury Lees, The Briars is a modern four-bedroom detached home offering generous living space and a practical layout ideal for family life. The property features underfloor heating throughout the ground floor and benefits from far-reaching countryside views to the rear. Inside, there are two reception rooms providing flexible space for day-to-day living or entertaining, along with a spacious dining kitchen, separate utility room, and an integral garage.

All four bedrooms are doubles, with two having en-suite facilities, while the remaining bedrooms are served by a family bathroom. Outside, the property has a driveway offering off-street parking and a rear garden that makes the most of the surrounding rural outlook. Situated in a highly sought after village with a strong community spirit and a well-regarded pub, The Briars is well placed for access to both Ashbourne and Derby, making it ideal for commuting. Offered with no upward chain.

A composite entrance door opens into a spacious reception hallway with access to the snug, guest cloakroom, dining kitchen, sitting room, and integral garage. There is also a staircase leading to the first floor, with a useful under-stairs storage cupboard that houses the underfloor heating manifold and provides additional storage space.

The snug is a versatile reception room with a bay window to the front, offering an ideal space for a home office, playroom, or additional lounge. The guest cloakroom is fitted with a pedestal wash hand basin with chrome mixer tap, low-level WC, and electric extractor fan.

The dining kitchen is well-equipped with rolled-edge preparation surfaces, inset 1½ stainless steel sink with drainer and chrome mixer tap, matching upstands and tiled splashbacks. There is a comprehensive range of cupboards and wall-mounted units, including integrated double electric oven and grill, fridge freezer, dishwasher, and a four-ring electric hob with extractor fan over. French doors open out to the rear garden, and a separate door leads to the utility room.

The utility room includes further preparation surfaces with inset stainless steel sink and drainer, appliance space with plumbing for a washing machine and other white goods, additional cupboards, and an airing cupboard housing the pressurised hot water cylinder. A side access door leads directly to the exterior.

The main sitting room features bi-folding doors opening onto the rear garden, taking full advantage of the open countryside views beyond.

The integral garage includes power and lighting, an electric circuit board, and an up-and-over door.

On the first floor, the landing has a Velux window to the side, loft hatch access, and doors off to all four bedrooms and the family bathroom.

Bedroom one is a generous double room enjoying elevated views of the surrounding countryside, with access to an en suite comprising a pedestal wash hand basin with chrome mixer tap, low-level WC, double shower enclosure with chrome mains shower, chrome ladder-style heated towel rail, and extractor fan.

Bedroom two is also a spacious double with an en suite fitted with a pedestal wash hand basin, chrome mixer tap, low-level WC, corner shower enclosure with chrome mains shower, extractor fan, and a Velux window to the side.

Bedroom three is a well-proportioned double room enjoying countryside views to the rear, while bedroom four is a smaller double.

The family bathroom is fitted with a white suite comprising a pedestal wash hand basin with chrome mixer tap, low-level WC, panelled bath with chrome mixer tap, chrome ladder-style heated towel rail, and electric shaver point.

To the rear of the property is a mainly laid-to-lawn garden enclosed by timber fencing, offering stunning countryside views. At the front, a tarmac driveway provides off-street parking for multiple vehicles.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Drive & garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Oil

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** South Derbyshire District Council / Tax Band E

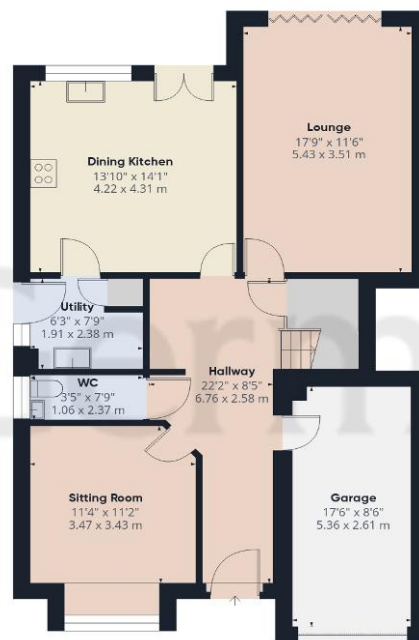
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/10092025

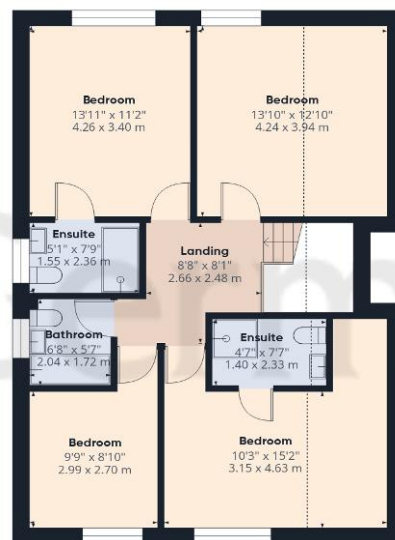
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Ground Floor



Floor 1

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

1755 ft<sup>2</sup>

163 m<sup>2</sup>

**Reduced headroom**

154 ft<sup>2</sup>

14.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

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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### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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