


property details **approval form**

Oldfield House, 3 Yew Tree Lane, Bradley, Ashbourne, Derbyshire, England, DE6 1PG

Date: 26 July 2025

Property Ref and Version: ABN106652 - 0001



selling your home with us!

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>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

offers in the region of £500,000

Tenure: Freehold

>> **key features**

- > Master bedroom with walk-through wardrobe and ensuite
- > Summer house with bar, cinema area and pool table space
- > Large driveway
- > Beautifully landscaped rear garden
- > Study ideal for homeworking
- > EPC Rating: Awaited

>> **short description**

An immaculately presented three-bedroom semi-detached home, finished to an exceptional standard and boasting spacious accommodation across two floors. With a landscaped rear garden, private driveway, dedicated study, walk-through wardrobe, ensuite to master, and a summer house with cinema and bar.

>> **long description**

Situated in the charming rural village of Bradley in Derbyshire this immaculately presented three-bedroom semi-detached home offers the perfect blend of countryside living with contemporary comfort. Finished to a superb standard throughout, the property features a spacious lounge with bi-folding doors and a multi-fuel log burner, a bright and modern kitchen diner with Velux skylights, and a dedicated L-shaped study ideal for remote working. Downstairs also includes a stylish shower room, utility space, and welcoming entrance hall with Karndean flooring and a feature staircase with wooden and glass balustrade. Upstairs, the generous master bedroom boasts a walk-through wardrobe and sleek ensuite, with two further bedrooms along with a modern family bathroom.

Outside, the home continues to impress with a large tarmac driveway, excellent kerb appeal, mature hedging, and raised planted beds. The rear garden is beautifully landscaped, with a spacious patio area, raised vegetable plots and a generous lawn that has been extended thanks to additional land acquired by the current owners. A highlight is the bespoke summer house, featuring a bar, cinema area and pool table space, alongside a sheltered zone with wiring in place for a hot tub. Nestled in a tranquil countryside setting, Bradley offers all the peace of rural life while remaining well connected to nearby towns and transport links, making this an exceptional opportunity to enjoy village living without compromise.

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>> **directions**

>> **Agent Note**

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>> room description

Entrance Hall

4' 6" x 3' 8" (1.37m x 1.12m)

Stepping through the front door, you're welcomed into a bright and practical entrance porch, an ideal space for hanging coats and boot storage. From here, the entrance hall continues the high standard of finish with Karndean flooring, a wall-mounted radiator, and a glass-panelled wooden staircase leading to the first floor. To the left is the downstairs shower room, and to the right, the hallway flows directly into the main living room.

Living Room

16' 4" x 11' 10" max (4.98m x 3.61m max)

The main living room is a spacious and inviting area, fully carpeted and lit beautifully by a large front-facing window and bi-folding doors that open directly onto the rear garden. At its heart is a charming multi-fuel log burner, offering a perfect focal point and a cosy atmosphere on colder days. This room flows naturally into the open-plan kitchen diner.

Kitchen

16' 6" x 14' 1" plus recess 4'8" (5.03m x 4.29m plus recess 4'8")

The kitchen diner is a beautifully light and modern space with high- and low-level cupboards, Karndean flooring and generous natural light from two rear-facing windows and two Velux skylights. Space for a freestanding fridge/freezer, integrated microwave, and oven along with a four-ring induction hob, with stylish splashback tiling and a sink under the window. A useful under-stair cupboard adds discreet storage and access is provided to both the utility room and the study.

Utility Room

8' 1" x 5' 6" (2.46m x 1.68m)

The utility room offers additional worktop space and houses the boiler, with plumbing for a washing machine and a door to the rear garden along with a radiator.

Study

L shaped 4'11" - 5'6" The study is a versatile L-shaped room with a front-facing window and carpeted flooring. Currently used as a home office, it is the ideal setup for remote working or could be easily adapted as a hobby or reading room.

Downstairs Shower Room

The downstairs shower room is finished to a stylish modern standard and features a corner mains-fed shower with a luxurious waterfall head, a wall-mounted radiator, sink and basin with a chrome tap, a WC, extractor fan and a obscured side-facing window along with spotlighting.

Landing

Accessed via a carpeted staircase with a sleek wooden and glass balustrade, the first-floor landing leads to three well-proportioned bedrooms and the family bathroom.

Bedroom One

11' 3" x 8' 5" (3.43m x 2.57m)

The master bedroom is a spacious and light-filled room with two windows overlooking the rear and one to the front. The room is carpeted, includes a radiator, and has loft access. A standout feature here is the walk-through wardrobe, a

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>> room description

bespoke, dedicated dressing area offering excellent built-in storage and adding a sense of luxury to the space. The room also benefits from a private ensuite.

En Suite

The ensuite includes a mains-fed shower, sink and basin, WC, tiled walls, and an extractor fan.

Bedroom Two

11' 11" x 8' 8" (3.63m x 2.64m)

Bedroom two is located at the front of the house and offers a bright and comfortable space with carpeted flooring, a radiator, and a large window to the front. It also includes a handy over-stairs built-in cupboard, making excellent use of the space for storage.

Bedroom Three

10' 5" x 9' 2" (3.17m x 2.79m)

Bedroom three, also front-facing, is ideal for a child's room, guest room or second office. It is carpeted and includes a radiator and window to the front elevation.

Bathroom

The family bathroom is well-presented, featuring a full-size bath with a shower over, a sink with chrome tap, WC, electric shaver point, and a chrome towel radiator. It is part-tiled and includes a privacy-glazed rear window.

Outside

To the front, the home enjoys a wide tarmac driveway offering ample off-road parking. Mature hedged borders line both sides, framing the space and enhancing the home's kerb appeal. Raised planted beds filled with established shrubs bring colour and texture, while a small, exposed brick wall at the front adds traditional charm to the frontage.

The rear garden has been thoughtfully landscaped and is accessed either via the lounge's bi-folding doors or from the utility room. There is also secure gated access to the side of the property. A large patio area provides the perfect setting for outdoor dining and relaxation, with several raised beds, two of which feature lighting, adding evening ambience. One side of the garden is bordered by hedging, while the other side is a blend of fencing and additional hedging for privacy.

The raised beds to the rear are currently used as productive vegetable plots, a great addition for keen gardeners or families. Beyond the lawn is a section of additional land acquired by the current vendors, expanding the usable garden space significantly. This large lawn provides plenty of space for children to play or for outdoor entertaining.

At the back of the garden is a fantastic summer house, and next to it sits a sheltered section that has wiring in place for a hot tub, offering further lifestyle flexibility.

Summer House

34' 6" x 14' (10.52m x 4.27m)

The detached summer house is a true highlight of the garden and offers an amazing additional living/entertaining space. Inside, it includes a stylish bar area, ample space for a pool table, and a dedicated area currently used as a

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>> **room description**

cinema room. Whether you're hosting friends, enjoying family time, or relaxing with a film, this space adds a whole new dimension to the property and makes it stand out from the crowd.

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>> **property images**



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>> floor plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

>> approval

	Signature	Date
Sam Egan		
Mrs S.L. Rowley		