

Wallef Road

Brailsford, Ashbourne, DE6 3GT

John 
German





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£280,000

A very stylish contemporary home featuring a luxury on-trend kitchen with quality appliances and open plan living area with bi-fold doors leading to the landscaped garden.



A canopy porch entrance has a steel door into the hallway with an attractive laminate floor and a fitted cloakroom/WC off.

The fabulous open plan kitchen, dining, living area has quality LVT flooring throughout and the kitchen is fitted with a contemporary range of dual tone units with stylish worktops, stainless steel inset sink and chrome mixer tap with extending hose and tiled splash backs with worktop lighting over. Integrated appliances include an inset 90cm induction hob, extractor and splash back, quality stainless steel microwave and matching electric fan oven and dishwasher. The attractive open plan living space benefits from bi-fold doors which open onto the garden and in turn have fitted blinds. There is a very useful built-in storage cupboard with plumbing for an automatic washing machine.

Ascend the stairs leading to a landing with loft access and a large airing cupboard housing the gas fired boiler. The master bedroom lies to the front and comes with a range of fitted sliding wardrobes whilst there are two attractive further bedrooms. All are served by a very stylish contemporary bathroom having centre fill bath in tiled surrounds with integrated rain head shower over and glazed screening, wall hung vanity wash hand basin and low level WC, laminate flooring and a chrome heated towel rail.

The property has a gravelled foregarden with paved path, whilst to the side a double width driveway can easily accommodate two vehicles. A gate leads to the landscaped enclosed rear garden with a paved patio and gravel with raised borders, plus a useful timber garden shed.

Note: Estate charges will apply upon completion of the development.

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

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability. Broadband services are available.

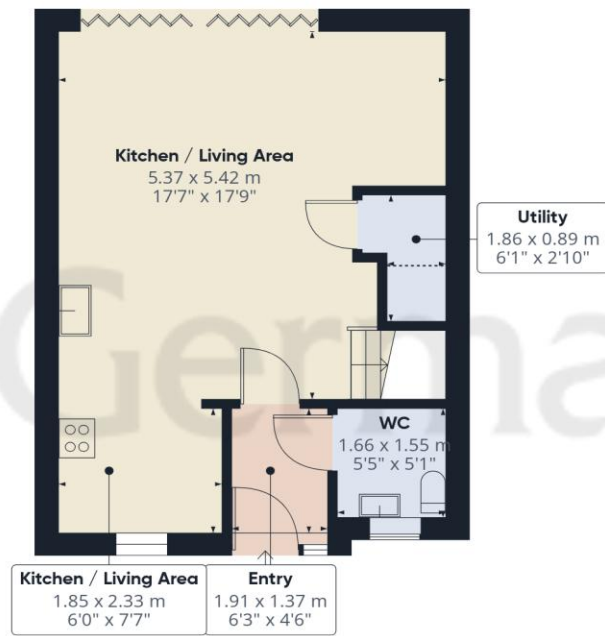
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.derbyshiredales.gov.uk

Our Ref: JGA/08032022

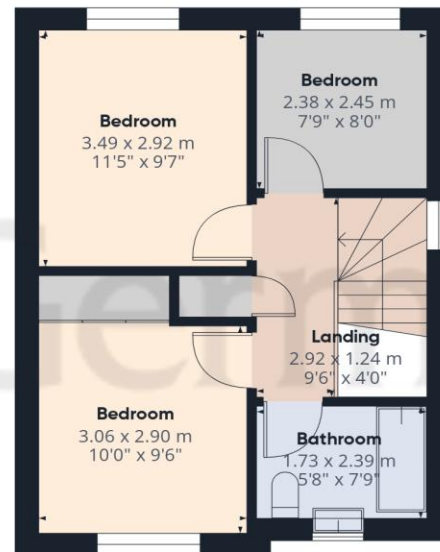
Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band C







Ground Floor



Floor 1



Approximate total area⁽¹⁾

74.6 m²

803 ft²

Reduced headroom

0.7 m²

7 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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