

2 Bed House - Semi-Detached

£250,000

 Dawes Drive, Kirk Langley, Ashbourne, DE6 4PT



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A beautifully presented and most appealing two bedroom semi-detached home, pleasantly positioned within the popular Derbyshire village of Brailsford.

Offering stylish, well-proportioned accommodation, this delightful property would make an ideal purchase for first-time buyers, professional couples, those looking to downsize or anyone seeking a modern home within an attractive village setting.

The accommodation is presented to a high standard throughout and provides a comfortable combination of contemporary living and practical space, complemented by two well-proportioned bedrooms.

Outside, the property continues to impress and enjoys the benefits of its residential setting, whilst Brailsford itself offers an excellent balance of village life and accessibility, with beautiful Derbyshire countryside close at hand and convenient road links towards both Derby and Ashbourne.

An excellent opportunity to acquire a particularly attractive two bedroom home in a highly regarded village location – early viewing is strongly recommended.

Reception Hall 10'5" 3'11" (3.2 x 1.2)



Well Equipped Kitchen 10'5" x 5'6" (3.2 x 1.7)



Lounge / Dining Room 14'9" x 12'9" (4.5 x 3.9)



Guest's Cloakroom / Wc 5'10" x 2'11" (1.8 x 0.9)



Boasting a range of integrated appliances with feature lighting.

With French doors giving views and access over the landscaped rear garden.



Having white two piece suite

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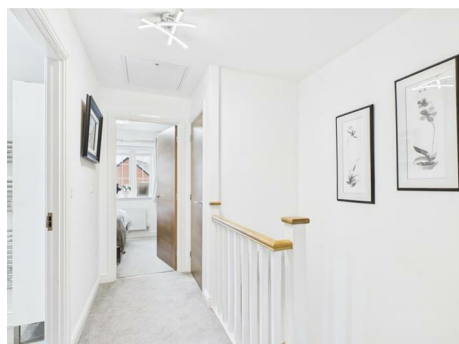
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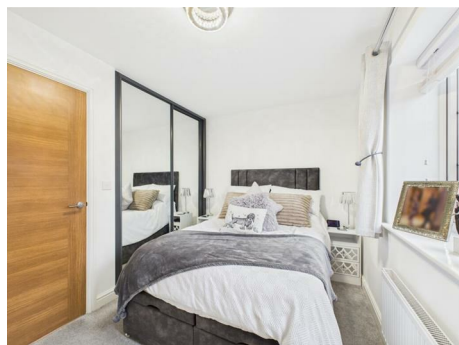
First Floor Landing



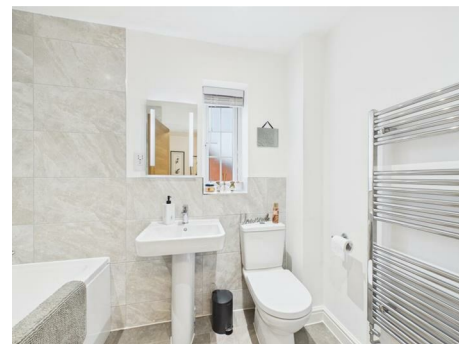
Bedroom Two 12'9" x 7'6" (3.9 x 2.3)



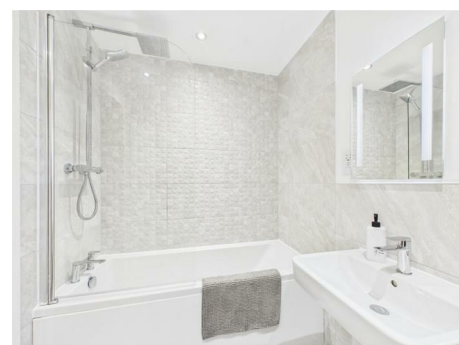
Principal Bedroom 12'9" x 7'6" (3.9 x 2.3)



Bathroom 7'10" x 5'6" (2.4 x 1.7)



Having modern white three piece suite with shower.



Outside



Delightful landscaped rear garden with patio and separate seating area together with a two car driveway.

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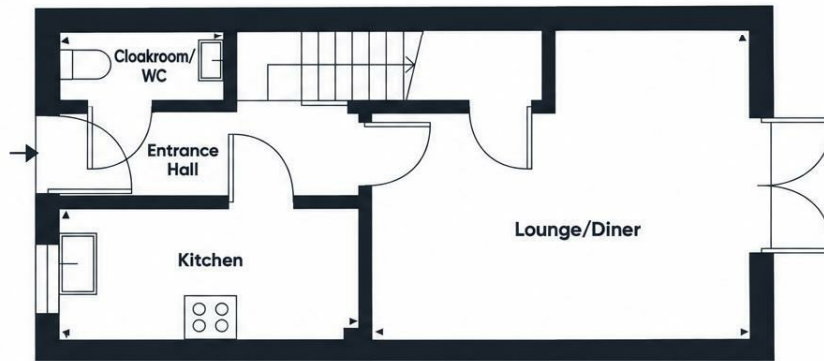
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Ground Floor

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First Floor

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 (A)		
81-91 (B)		
69-80 (C)		
55-68 (D)		
49-54 (E)		
45-48 (F)		
41-44 (G)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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