



**Broomy Drive, Brailsford Ashbourne DE6 3GP**

**welcome to**

**Broomy Drive, Brailsford Ashbourne**

Well-presented two-bedroom house in a desirable village ideal for first-time buyers or those wanting a more rural village setting.



### **Entrance Hall**

11' 7" x 3' 4" ( 3.53m x 1.02m )

Entering the property is the immaculate hallway featuring radiator, ceiling light and is an access to all areas of the property Cloakroom, Kitchen, Lounge / Diner and Stairs to first floor.

### **Cloakroom**

A well-lit neutrally decorated cloakroom featuring a WC, sink, UPVC double glazed window, radiator and ceiling light.

### **Kitchen**

11' 7" x 6' 4" ( 3.53m x 1.93m )

A contemporary effect kitchen with high and low fitted cupboards and drawers. A stainless steel positioned under the front facing window, Four ring gas hob, fitted electric oven and spaces for Washing machine and fridge freezer.

### **Lounge**

15' 7" x 13' 3" ( 4.75m x 4.04m )

Spacious lounge with Carpeted floor, two radiators, ceiling light, access to a useful under stairs storage cupboard finished with UPVC double glazed French doors which provide an abundance of natural light, brightening the room up.

### **Landing**

Carpet matching to the lounge flows nicely from the stairs onto the landing, with features such as white painted wood handrail and banister, ceiling light and access to loft hatch.

### **Bedroom One**

9' 10" x 13' 3" ( 3.00m x 4.04m )

Bedroom one is a well-proportioned double bedroom with that carpeted floor tying in nicely with the landing, ceiling light, radiator, front facing UPVC double glazed window and useful over stairs storage cupboard.

### **Bedroom Two**

12' 7" x 9' 11" ( 3.84m x 3.02m )

A generous second bedroom with similar features as

bedroom one including the carpeted floor, ceiling light, radiator and large rear facing UPVC double glazed window.

### **Bathroom**

The versatile and timeless decorated bathroom features shower attachment and screen over the panelled bath, WC, Sink with convenient shelf above and extractor fan.

### **Front Garden**

A compact space with artificial grass, small boarder and slate chippings. Space off road for two parking spaces.

### **Rear Garden**

Entering the garden from the French UPVC doors you step straight out onto a slabbed area with power socket, gate access at the side on the fence and shed space. Then onto the artificial grass with praised planter featuring white stone. Finished with wooden raised decking perfect for seating area.



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## Broomy Drive, Brailsford Ashbourne

- 50 % Shared Ownership
- Sought-After village location
- Modern property
- Two Bedrooms
- Two off road parking spaces

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 393.84

Ground Rent: 3205.32

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Nov 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

**£120,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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