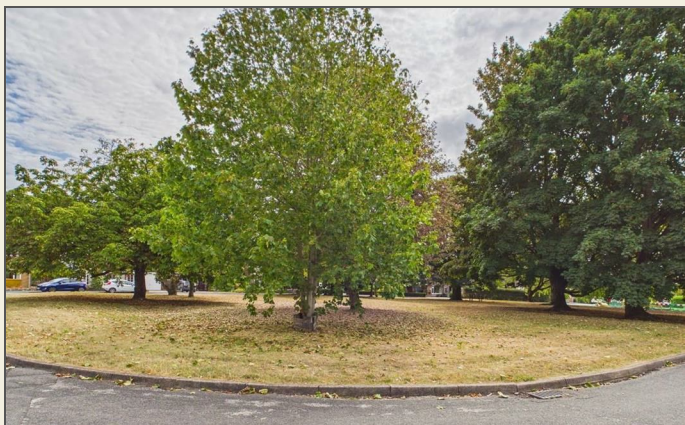




3 Bed Bungalow - Detached

Neutron, 23 The Plain, Brailsford, Ashbourne DE6 3BZ
Offers Around £325,000 Freehold



3



3



2



Fletcher
& Company

www.fletcherandcompany.co.uk

- Highly Appealing Detached Home – Overlooking Open Green
- Lounge
- Dining Room/Study
- Breakfast Kitchen
- Family Room/Bedroom Four
- Three Bedrooms
- Two Bathrooms
- Very Pleasant Front & Rear Gardens
- Block Paved Driveway, Carport & Garage
- No Chain Involved – Great Position in Brailsford

Nicely tucked away in a quiet cul-de-sac location, this highly appealing three bedroom detached dormer bungalow overlooks a pleasant open green with trees, occupying this sought after village location of Brailsford.

The Location

Derby 8 miles – Ashbourne 6 miles. Brailsford provides an excellent village store/post office, noted primary school, fine dining, car garage and village inn. Secondary education at QEGS and local private education includes Foremarke and Smallwood Manor Preparatory Schools, Repton School, Derby High School, Derby Grammar School for Boys, Trent College, Abbotsholme and Denstone College. Additional leisure facilities include golf courses at Brailsford, Kedleston, Ashbourne and Derby. Carsington Water provides water sports and fishing facilities. A further note the village of Brailsford has very strong community support with clubs and activities for all ages which are detailed in a Welcome Card for anyone moving into the village and active Methodist and Anglican churches.

Accommodation

Ground Floor

Entrance Hall

16'9" x 5'6" (5.12 x 1.69)

With entrance door, radiator, coving to ceiling and staircase leading to first floor.

Lounge

14'10" x 10'10" (4.53 x 3.31)

With brick fireplace incorporating inset living flame gas fire with raised quarry tile hearth, radiator, coving to ceiling, two double glazed windows to side and double glazed patio doors opening onto garden.



Family Room/Bedroom Four

10'11" x 9'10" (3.33 x 3.02)

With radiator, coving to ceiling and double glazed window with fitted blind with aspect to front.

Dining Room/Study

11'10" x 10'11" (3.61 x 3.33)

With radiator, coving to ceiling and double glazed window with fitted blind with aspect to front.



Shower Room

7'0" x 5'6" (2.14 x 1.70)

With separate shower cubicle with electric shower, wash basin with base cupboards underneath, low level WC, fully tiled walls, radiator and double glazed window to rear.



Breakfast Kitchen

12'9" x 7'8" (3.90 x 2.35)

With one and a half stainless steel sink unit with mixer tap, wall and base fitted units with matching worktops, built-in four-ring gas hob with concealed extractor hood, built-in double electric fan assisted oven, integrated dishwasher, radiator, double glazed window to side, double glazed window overlooking rear garden and double glazed side access door.



Laundry Cupboard

4'2" x 2'8" (1.28 x 0.83)

With plumbing for automatic washing machine, quarry tile flooring and double glazed window.

Side Entry

3'4" x 3'1" (1.03 x 0.94)

With quarry tile flooring, inset doormat, sliding door and door giving access to kitchen.

First Floor Landing

10'1" x 5'2" (3.09 x 1.58)

With built-in cupboard housing the hot water cylinder and radiator.

Bedroom One

13'1" x 10'11" (4.01 x 3.33)

With storage into eaves, radiator and double glazed dormer window to rear.



Storage Into Eaves

10'11" x 6'10" (3.34 x 2.10)

With light and door giving access to bedroom one.

Bedroom Two

11'3" x 9'0" (3.44 x 2.75)

With fitted wardrobes with cupboards above, radiator, additional built-in storage cupboard with shelving and double glazed dormer window to rear.



Bedroom Three

10'0" x 8'10" (3.05 x 2.70)

With fitted storage cupboards incorporating dressing table with base cupboard, radiator and double glazed dormer window to front with fitted blind.



Family Bathroom

6'5" x 5'8" (1.96 x 1.75)

With bath with electric shower over, wash basin with fitted base cupboard underneath, low level WC, tiled walls, radiator, shaver point and double glazed window to front.



Front Garden

The property is set back from the pavement edge behind a lawned fore garden with flower beds.



Rear Garden

To the rear of the property is a pleasant, enclosed rear garden laid to lawn with a varied selection of shrubs, plants, rockery and garden timber shed.



Driveway

A block paved driveway provides car standing spaces with black iron painted double opening gates.

Carport

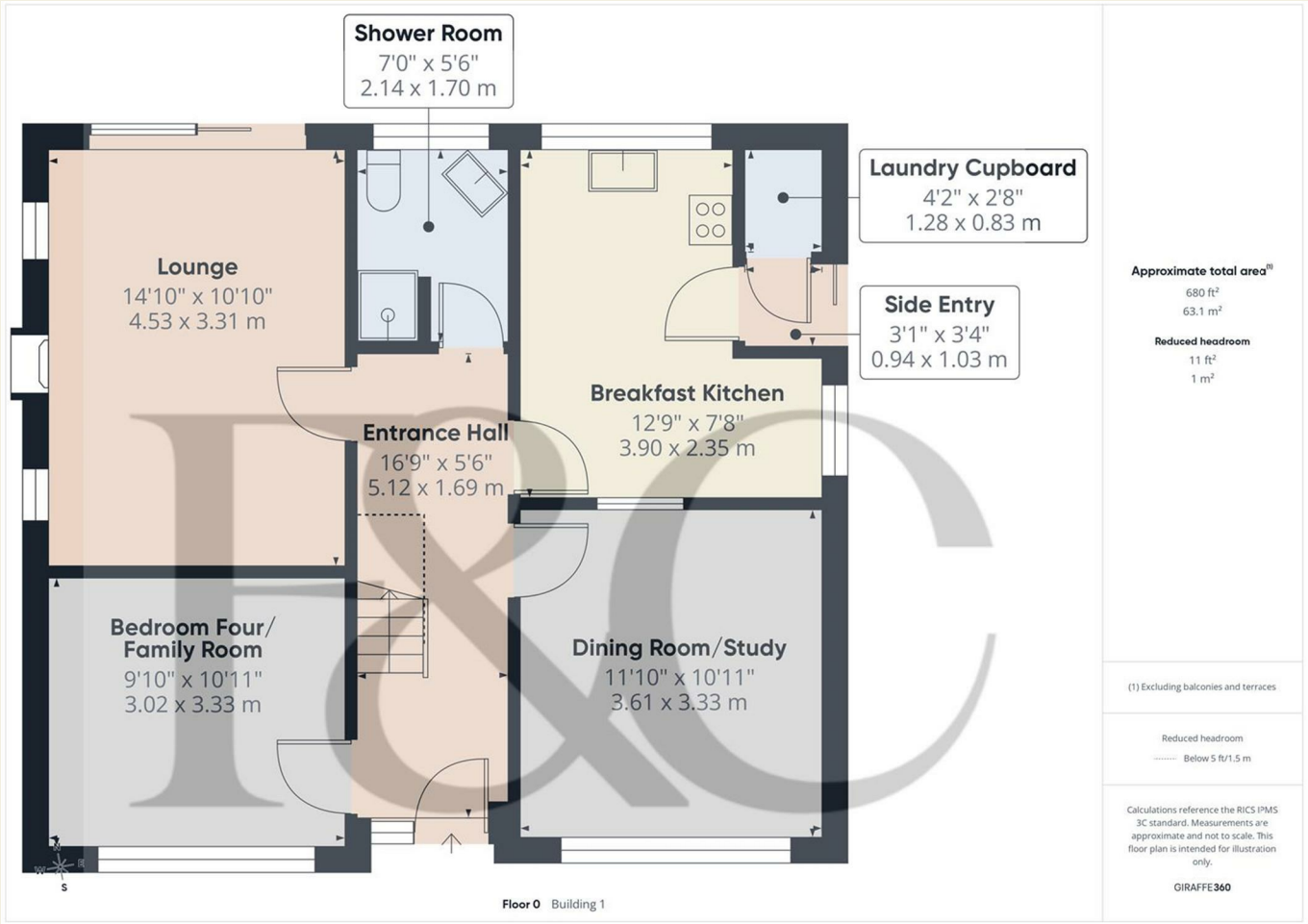
With block paving, cold water tap, door giving access to garden and door giving access to garage.



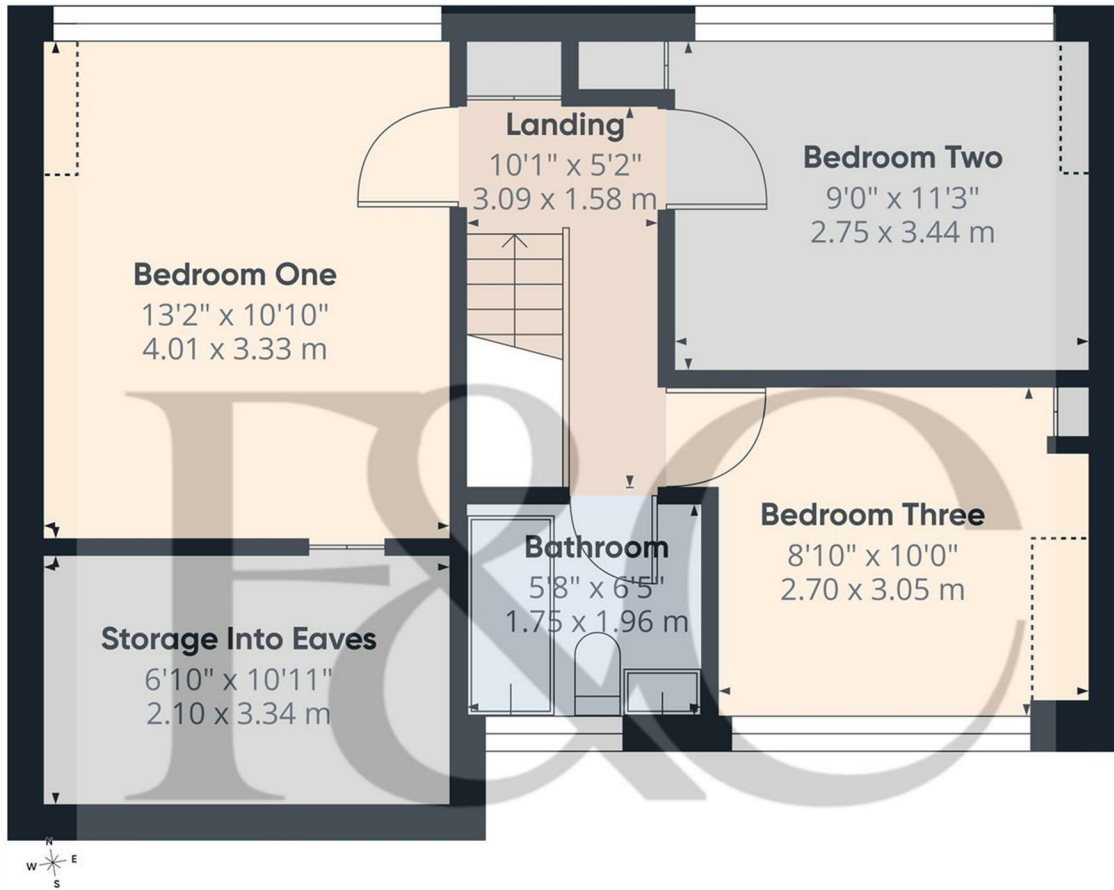
Garage

16'11" x 8'8" (5.18 x 2.66)

With concrete floor, power, lighting, window to rear, window to side and side personnel door.



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. Fletcher & Company 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.



Approximate total area⁽¹⁾
492 ft²
45.9 m²

Reduced headroom
76 ft²
7.1 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

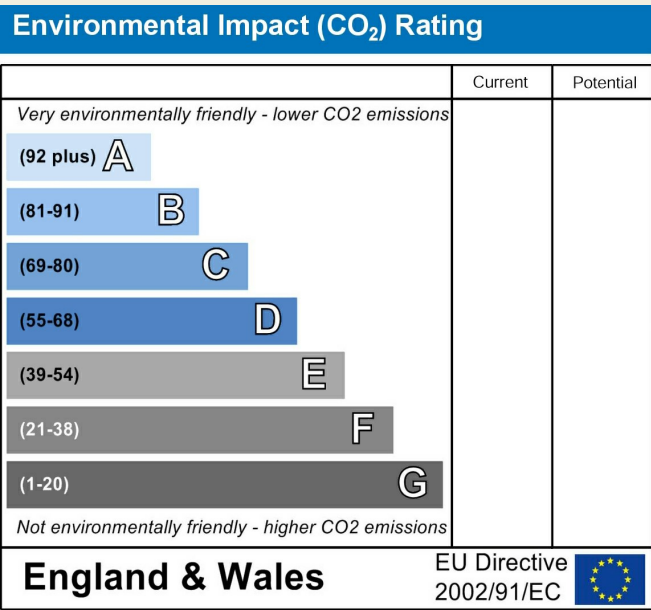
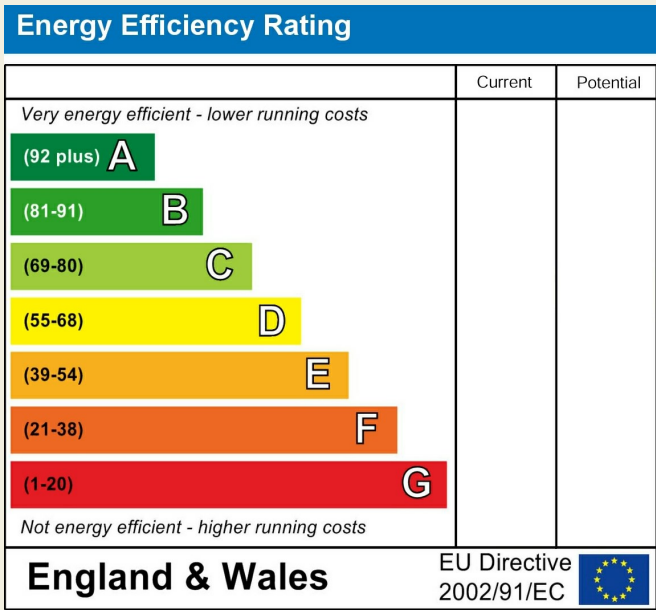
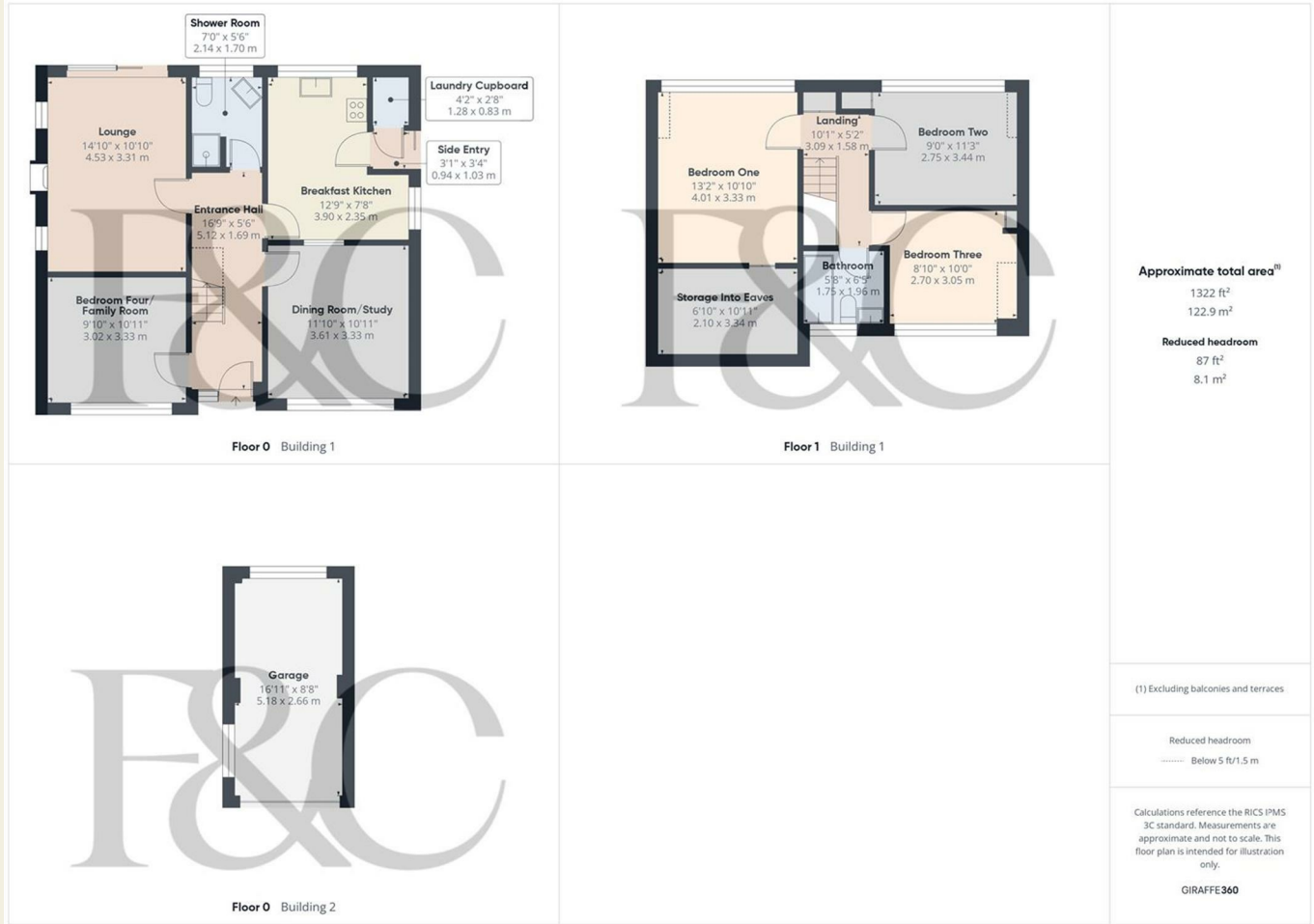
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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. Fletcher & Company 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.



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. Fletcher & Company 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.



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. Fletcher & Company 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.