

Sundial Close

Brailsford, Ashbourne, DE6 3DP



A modern and spacious four-bedroom detached house located in the popular village of Brailsford with two en-suites and double garage and modern open plan kitchen dining room.

Offers in the region of £335,000



John German

A modern and spacious four-bedroom detached house located in the heart of the popular village of Brailsford with gas central heating and double glazing. On the ground floor there is an open plan kitchen diner along with an additional study. On the first floor, both master bedroom and guest bedroom two are served by an en-suite and there is also an impressive gallery landing. Outside the property has a detached double garage.

Brailsford is a conveniently placed village located on the A52 between Ashbourne (6 miles) & Derby (8 miles). The village is well catered for, having a garage, convenience store/post office, doctor's surgery, golf course & driving range, Church and Brailsford C of E primary school and is in the Queen Elizabeth Grammar School (QEG's) catchment area. Buildings of curiosity are nearby Brailsford Hall built in 1905 in Jacobean style and Culland Hall. Culland Hall currently runs an annual open gardens event which has a plant fair.

The main entrance door opens into the reception hallway with wood-effect flooring, stairs off to the first-floor accommodation, storage cupboard and doors off to the main rooms.

There is a guest doakroom with white suite and tile effect flooring and a study overlooking the front elevation.

To the rear is the open plan fitted kitchen diner with a range of high gloss base and wall mounted units with solid granite work surfaces over and an additional breakfast bar along with an inset one and a half bowl sink unit. Appliances include an integrated dishwasher, gas hob with extractor fan over, electric oven with microwave unit and space for large larder fridge freezer. Tiled flooring runs throughout with electric independent heated flooring and French doors open out onto the rear garden.

Off the kitchen is a fitted utility room with tiled flooring and a range of base and wall mounted units with stainless steel sink and drainer, roll top work surface, plumbing for washing machine and space for a dryer. A door leads out to the side elevation.

Off the reception hall and running the full length of the property is the stunning dual aspect living room with wooden fire surround and marble inset hearth with gas living flame fire.

On the first floor the gallery landing leads off to the main rooms. The master bedroom has a range of fitted wardrobes and a doorway leading into a good sized en-suite bathroom with white suite including a bath, separate double width shower cubicle with power shower and a heated towel rail.

Bedroom two is a perfect guest room and also benefits from an en-suite shower room. There are two further bedrooms and completing the accommodation is the family bathroom with a white suite including a bath with mixer shower over.

Outside to the front of the property is a block paved driveway with display borders leading to a detached double garage with two up and over doors. To the rear is a garden with lawn, paved patio and tradesman's entrance.

Agents Note: The property is accessed over a private courtyard and there is a service charge of £75 every 6 months.

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. Internet Broadband connection available.

Useful Websites: www.environment-agency.co.uk
www.derbyshiredales.gov.uk/planning-a-building-control/view-planning-applications

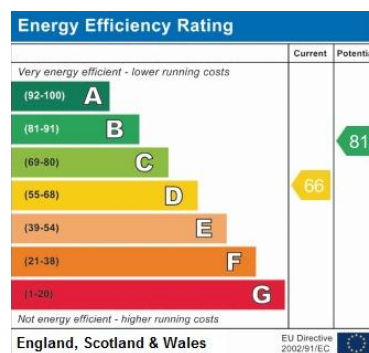
Our Ref: JGA/08112019

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



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents' Notes

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