



4 The Spinney Luke Lane
Brailsford
Ashbourne
Derbyshire
DE6 3BS

Price
£595,000

- A substantial five bedroomed detached executive property, enjoying the benefit of a pleasant location convenient for excellent facilities
- Impressive entrance hall, ground floor cloakroom and utility room
- Fitted breakfast kitchen and large dining room
- Formal lounge with access to conservatory
- Principal bedroom with fitted furniture and large en-suite bathroom
- Four genuine double bedrooms
- Family bathroom
- Pleasant private garden
- Double garage and parking space
- Viewing essential

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

Occupying a pleasant and sought after location in the village of Brailsford this highly appealing, modern detached residence offering spacious accommodation - an ideal family home.

The property is constructed to a modern design of brick and tile having the benefit of gas central heating and double glazing. Set back slightly off the main road the property has the advantage of a good sized driveway with ample car standing space leading to an attached double garage.

Internally the property provides spacious entrance hallway with dog-leg staircase, ground floor cloakroom and separate utility room. There is a spacious breakfast kitchen with fully integrated appliances leading to a good sized dining room. Double doors provide access to a superb lounge with feature fireplace and access to a conservatory. To the first floor off a spacious passage landing access is gained to the principal bedroom which enjoys a full range of fitted furniture including chest of drawers, bedside cabinets and dressing table; there is a good sized ensuite with corner bath. There are four additional bedrooms and a good sized family bathroom with modern suite.

Outside is an established well maintained private garden with feature ornamental pond, patios, lawns and well stocked borders plus a timber garden shed.

The sale provides a very genuine opportunity for the discerning purchaser looking to acquire this spacious detached family home in a renowned and favoured location. Viewing recommended and immediate vacant possession available.

LOCATION

Brailsford boasts a well respected, recently constructed, new modern school for infant and junior and lies equally distanced between Derby and Ashbourne, has the benefits of a small range of shops, local pubs and golf course.

ACCOMMODATION

RECEPTION HALLWAY

with decorative dado rail and decorative coving. Stairs to the first floor off with useful under stairs storage cupboard. Central heating radiator.





CLOAKROOM

with low level WC, wash hand basin with tiled surrounds. Central heating radiator.

UTILITY ROOM

2.24m x 2.15m (7'4" x 7'0")

with inset sink unit with mixer taps over, base cupboard beneath. Plumbing for an automatic washing machine. Tumble dryer point. Dishwasher point. Wall cupboards providing storage. Central heating radiator. Door to the garage.

LOUNGE

5.2m x 5.2m (17'0" x 17'0")

with magnificent stone feature fireplace with marble insert and hearth incorporating gas fire. Decorative dado rail and coving. Wall light points. Built-in base storage cupboard. Central heating radiator. Patio door providing access to:

CONSERVATORY

2.82m x 3.74m max (9'3" x 12'3" max)

with door to the rear off.

DINING ROOM

3.9m x 4.00m (12'9" x 13'1")

with built-in bookcases. Central heating radiator. Decorative coving. Double doors providing access to lounge.

BREAKFAST KITCHEN

3.27m x 3.96m (10'8" x 12'11")

with a Range type cooker having large extractor hood over. One and a half bowl inset sink unit with base cupboard beneath. Range of base and drawer units with work surfaces over. Plumbing for a dishwasher. Tall / broom cupboard. Built-in fridge freezer. Complementary wall mounted cupboards over with china display cupboards. Breakfast bar.

FIRST FLOOR



PASSAGE LANDING

with central heating radiator. Built-in airing cupboard with lagged hot water cylinder and immersion heater.

PRINCIPAL BEDROOM

5.26m x 5.9m (17'3" x 19'4")

with magnificent range of fully fitted furniture with built-in wardrobes, storage cupboards over, bedside cabinet with wall cupboards above. Full range of chest of drawers and dressing table. Decorative dado rail. Central heating radiator.

EN-SUITE BATHROOM

with corner bath having mixer shower taps over, low level WC and wash hand basin. Full tiled surrounds. Built-in glazed storage cupboard. Extractor fan.

BEDROOM TWO

3.46m x 2.75m (11'4" x 9'0")

with central heating radiator. Built-in wardrobes.

BEDROOM THREE

3.14m x 3.1m (10'3" x 10'2")

with built-in wardrobes and matching bedside drawers. Central heating radiator.

BEDROOM FOUR

4.00m x 3.77m (13'1" x 12'4")

with central heating radiator. Built-in wardrobes having storage cupboards above with shelving.

BEDROOM FIVE

3.08m x 2.85m (10'1" x 9'4")

with central heating radiator.

FAMILY BATHROOM

with low level WC, vanity wash hand basin and cupboard beneath. Corner bath with tiled surrounds. Extractor fan. Central heating radiator.



OUTSIDE

To the rear is a pleasant mature garden with patios, ornamental features pond, lawns and well stocked private flowering beds and borders. Timber garden shed.

To the front there is ample car standing space with a block paved driveway, additional area for parking and lawns with mature trees.

DOUBLE GARAGE

5.00m x 5.30m (16'4" x 17'4")

with power and lighting. Electrically operated up and over door. Base cupboards and shelving. Boiler providing domestic hot water and servicing the central heating system.

COUNCIL TAX BAND

Derbyshire Dales - Tax Band G

DIRECTIONAL NOTE

From Ashbourne proceed along the main Derby Road travelling towards Derby and after approximately 4 miles, approaching Brailsford village take the turning left into Luke Lane. Proceed along for approximately 200 meters and then the property will be set back off the road on the right hand side.

VIEWING

Strictly by appointment through Scargill Mann & Co - Ashbourne Office 01335 345460 (DM/JO)

ASHBOURNE

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Ground Floor



First Floor



4 The Spinney, Brailsford Ashbourne DE6 3BS

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.

Assessments First

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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