

**8 Thorntree
Road
Brailsford
Ashbourne
DE6 3GH**

£325,000



- **THREE BEDROOM
DETACHED RESIDENCE**
- **MODERN FITTED
DINING KITCHEN**
- **LOUNGE**
- **GUEST CLOAKS**
- **EN SUITE AND FAMILY
BATHROOM**
- **GARAGE, DRIVE AND
GARDENS**
- **NO UPWARD CHAIN**
- **GREAT VILLAGE
LOCATION**
- **SOLAR PANELS**

GENERAL INFORMATION

THE PROPERTY

This three-bedroom detached residence offers light and spacious living accommodation, ideally suited to the family relocating or professional couple.

Gas centrally heated and sealed unit double-glazed living accommodation, briefly comprising an entrance hall, a guest cloakroom, a spacious sitting room with dual aspect, and a well-appointed dining kitchen.

On the first floor, the principal bedroom has both built-in wardrobes and a luxury en-suite, the second bedroom also has built-in wardrobes and there is a further bedroom. Completing the accommodation on the 1st floor is a well-appointed family bathroom with a full modern suite and a shower over the bath.

To the rear of the property is an enclosed garden mainly laid to lawn with a degree of privacy. The adjacent driveway offers ample off-street parking and provides access to a single garage equipped with power and lighting.





LOCATION

The village of Brailsford provides local amenities including a village store/post office, a noted primary school, an excellent medical centre, and a village inn. It is surrounded by delightful Derbyshire countryside lying between the city of Derby (seven miles) and the town of Ashbourne (six miles) known as the Gateway to Dovedale and the famous Peak District National Park which is Britain's oldest national park and provides some stunning and beautiful scenery.

ACCOMODATION

GROUND FLOOR

ENTRANCE HALL

Accessed via a composite wood grain effect door with an obscure double-glazed window. Features include wood-grain effect vinyl board flooring, a useful understairs storage cupboard, a central heating radiator, and stairs leading to the first floor. Doorway leads to:-

GUEST CLOAKROOM

With a continuation of the wood grain effect flooring, suite comprising pedestal wash hand basin with modern mixer tap in chrome, low flush w.c., central heating radiator, complementary ceramic tiled splashbacks, extractor fan and recessed spot lighting.

SITTING ROOM

3.67m x 5.45m (12'0" x 17'10")

A light and spacious room enjoying a dual aspect with UPVC double glazed bay window to the side, further UPVC double-glazed window to the front. Two central heating radiators, TV aerial point.

WELL APPOINTED DINING KITCHEN

DINING AREA

2.56m x 2.99m (8'4" x 9'9")

With a continuation of the wood grain effect flooring, ample dining space, central heating radiator, recessed spot lighting and sealed unit double glazed double doors provide access to the rear garden.

KITCHEN AREA

2.56m x 2.45m (8'4" x 8'0")

With a range of fitted base, wall and drawer units all with matching gloss cream cupboard fronts, laminated wood grain effect preparation surfaces with inset 1½ basin stainless steel sink unit and draining board, mixer tap in chrome, built-in four ring gas hob with stainless steel backplate and matching extractor hood with variable speed fan and lighting over, plumbing suitable for an automatic washing machine, integrated three drawer unit, integrated refrigerator/freezer and automatic dishwasher. Ceramic tiled splashbacks, recessed spot lights and UPVC double-glazed windows to the front elevation.

FIRST FLOOR

SEMI GALLERIED LANDING

With central heating radiator, UPVC double-glazed window to the rear and



built-in airing cupboard housing the gas combination boiler and additional useful fitted shelving.

PRINCIPAL BEDROOM

3.443m x 3.13m (11'3" x 10'3")

With a range of built-in wardrobes having full height mirrored sliding doors, central heating radiator and UPVC double glazed window with pleasant aspect to the front.

ENSUITE

1.93m x 1.69m (6'3" x 5'6")

With stone effect flooring, full suite comprising, low flush w.c., shower cubicle with thermostatic mixer shower and bi-fold door, wall mounted contemporary ceramic wash hand basin with mixer tap in chrome, complementary ceramic tiling, central heating radiator, extractor fan, recessed spot lights and obscure UPVC double glazed window to the front.

BEDROOM TWO

3.49m x 2.59m (11'5" x 8'5")

With built-in wardrobe, central heating radiator and UPVC double-glazed window to the front elevation.



BEDROOM THREE

2.59m x 1.85m (8'5" x 6'0")

With central heating radiator and sealed unit double glazed window to the rear.

WELL APPOINTED FAMILY BATHROOM

With suite comprising panelled bath feature wall-mounted bath mixer tap, fitted shower screen and electric shower over, low flush w.c., wall-mounted wash hand basin in ceramic with chrome mixer tap, complementary ceramic wall tiling, central heating radiator, extractor fan and obscure sealed unit double-glazed window to the rear.

OUTSIDE AND GARDENS

To the rear of the property, is a fully enclosed garden comprising, manageable lawned area and sizeable patio enjoying a degree of privacy, gated access provides access to the driveway which provides ample off-street car standing.

SINGLE DETACHED GARAGE

With power and lighting laid on.

TENURE

FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the



purchase of this property this must be verified by your solicitor.

AGENTS NOTES

If you have accessibility needs please contact the office before viewing this property.

If a property is within a conservation area please be aware that Conservation Areas are protect places of historic and architectural value. These are also designated by local planning authorities. Removing trees in a Conservation Area requires permission from the relevant authority, subject to certain exclusions.

Solar panels for the property which are owned by the vendor gets back about £100 a quarter but this would need to be confirmed.

COUNCIL TAX BAND

Derbyshire Dales - Band D

CONSTRUCTION

Standard Brick Construction

CURRENT UTILITY SUPPLIERS

Gas



Electric
Oil
Water - Mains
Sewage - Mains
Broadband supplier

FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website regarding flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

BROAD BAND SPEEDS

Please check with Ofcom, and for further information, the Open Reach web site. Links are provided for your information

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

<https://www.openreach.com/>

SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

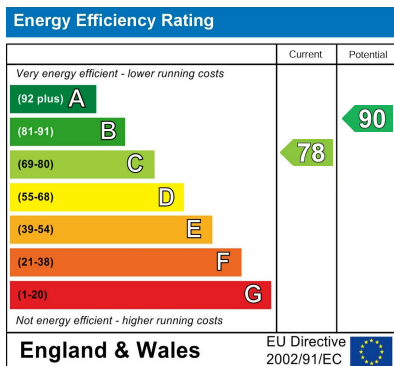
<http://www.derbyshire.gov.uk/>

CONDITION OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 08/2025) A



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