



**BRAILSFORD COTTAGE
MAIN ROAD, BRAILSFORD, DE6 3DA**

PRICE: £340,000



ASHBOURNE: 11 Church Street, Ashbourne, DE6 1AE. Tel: 01335 346246 Email: ashbourne@fidler-taylor.co.uk
MATLOCK: Archway Estate Office, 16 Crown Square, Matlock, DE4 3AT. Tel: 01629 580228 Email: matlock@fidler-taylor.co.uk

www.fidler-taylor.co.uk



ESTATE AGENTS CHARTERED SURVEYORS AUCTIONEERS

DESCRIPTION

Situated in the heart of the popular and sought after village of Brailsford which itself is conveniently placed approximately midway between Derby and Ashbourne this pretty period cottage property now offers considerable scope and potential for alteration to a new purchasers personal choice.

Understood to have been altered and substantially extended in the 1980's the cottage now provides two reception rooms with fitted kitchen and ground floor shower room and utility room whilst at first floor level there are three bedrooms, one with en suite wet room and spacious storage room. Outside there is ample driveway parking and turning space with useful garage and gardens to the front and side.

NB – A wheelchair accessible passenger lift is currently installed at the property.

Early viewing is highly recommended.

ACCOMMODATION

A upvc sealed unit double glazed and panelled front door leads to

Entrance Vestibule with sealed unit double glazed side window, door off to inner hall and door off to

Dining Room or Snug 4.6m (15'1") (maximum measurement measured to underside of staircase) x 3.85m (12'8") with beamed ceiling, hardwood floor, double panel and single panel central heating radiators, two wall light points and fireplace with rustic brick surround and quarry tiled hearth. Staircase off to first floor level with further radiator and door off to

Inner Lobby with coat hooks and electricity meter with consumer unit above.

Ground Floor Shower Room having fitments in white comprising shower cubicle with mains shower control, low flush wc and wash hand basin set into vanity unit. Shaver point, double glazed window, part fully tiled walls, ceramic tiled floor, towel rail radiator.

Hallway with central heating radiator, sealed unit double glazed window, door to sitting room and wide square opening to

Breakfast Kitchen 3.21m x 2.63m (10'7" x 8'8") with hardwood floor and a range of fitted base cupboards with drawer banks, single stainless steel sink unit, pillar mixer tap, work surfaces and integrated electric oven with four burner gas hob and extractor hood over.

Sitting Room 4.22m x 4.1m (13'10" x 13'6") with double opening upvc sealed unit double glazed doors to the front, central heating radiator, three wall light points. Recessed containing passenger lift.

Walk in Shelved Storage Cupboard approximately 2m x 1.25m (6'7" x 4'1") housing the passenger lift.

Utility/Boiler Room approximately 2m x 1.57m (6'7" x 5'2") with sealed unit double glazed window, wall mounted gas fired boiler for domestic hot water and central heating. Fitted base cupboards with work surfaces, inset 1.5 stainless steel sink unit with mixer tap and tiled splashbacks. Appliance space with plumbing for washing machine. Pedestrian access door to garage.

Staircase to First Floor Landing with wall light point



Bedroom 4.1m x 3.65m (13'6" x 12') with small pane sealed unit double glazed window, wash hand basin set into vanity unit, wall light point, double panel central heating radiator and overstairs linen cupboard with slatted shelves.

Bedroom 4.7m x 2.73m (15'5" x 9') with double panel central heating radiator and sealed unit double glazed small pane window, short flight of steps and door off to

Attic Storage Room / Inner Landing 2.75m x 4.35m (9' x 14'3") with exposed ceiling and wall timbers, double panel central heating radiator and door off to

Principal Bedroom Suite 4.1m x 4.15m (13'6" x 13'8") with sealed unit double glazed window, central heating radiator and two Velux roof lights. Passenger lift recess with wheelchair accessible passenger lift.

En Suite Wet Room with fully tiled walls, electric shower control and wall mounted wash hand basin, central heating radiator.

En Suite Vanity Room with fitted wc, wall mounted wash hand basin with tiled splashback, Velux roof light, central heating radiator. Door off to

Shelved Cupboard.

OUTSIDE

The property stands back through the main road through Brailsford behind double opening wrought iron gates with sweeping tarmac driveway providing ample car standing and turning space leading to the attached brick and tile garage. The garage measures approximately 5m x 3m (16'5" x 9'10") has up and over door, electric power connected and a pedestrian access door to the utility room.

To each side of the driveway there are areas of shaped informal gardens bounded by natural stone walling.

SERVICES

It is understood that all mains services are connected.

FIXTURES & FITTINGS

Other than those fixtures and fittings specifically referred to in these sales particulars no other fixtures and fittings are included in the sale. No specific tests have been carried out on any of the fixtures and fittings at the property.

TENURE

It is understood that the property is held freehold but interested parties should verify this position with their solicitors.

COUNCIL TAX

For Council Tax purposes the property is in band D.

EPC RATING D

VIEWING

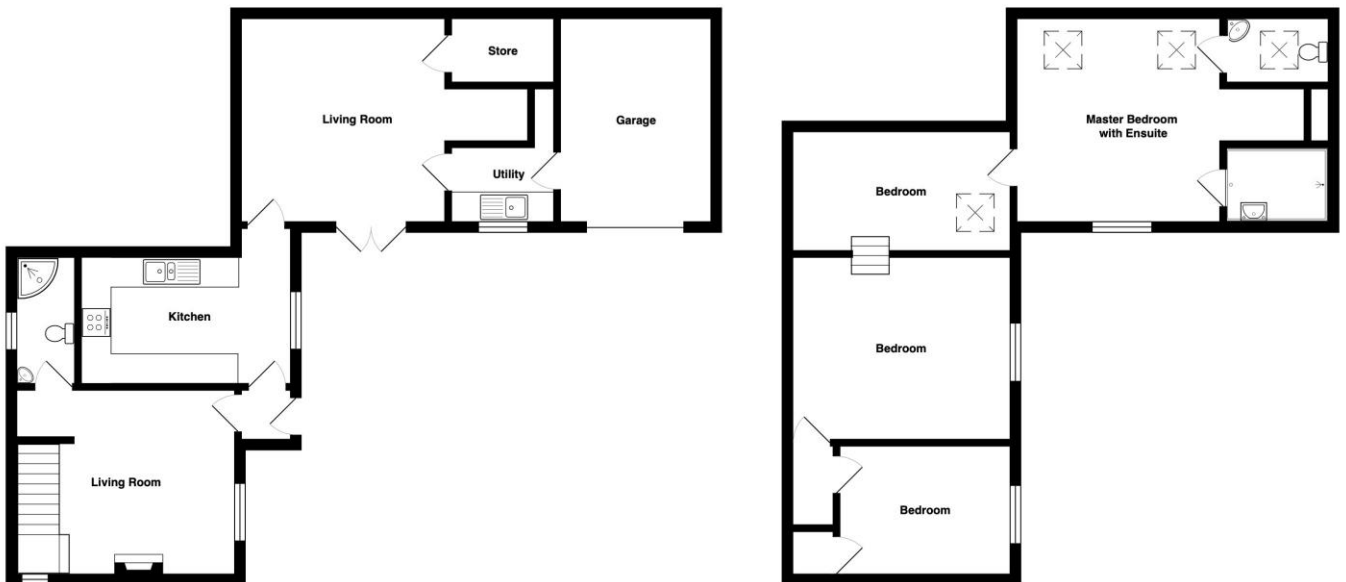
Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

WHAT3WORDS

Ref FTA2763



Brailsford Cottage, Main Road, Brailsford, DE6 3DA



Total Area: 144.0 m² ... 1550 ft²
All measurements are approximate and for display purposes only

www.fidler-taylor.co.uk

Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate.
The particulars form no part of a contract or lease.