



4 THE PLAIN, BRAILSFORD, ASHBOURNE, DE6 3BZ

PRICE: OFFERS OVER £200,000

DESCRIPTION

Being situated in the popular and sought-after village of Brailsford, which itself is approximately mid-way between the City of Derby and the market town of Ashbourne, this spacious two bedroomed property offers a most pleasantly appointed gas centrally heated and sealed unit double-glazed accommodation.

Likely to be of particular interest to discerning first time buyers, or professional couples, the property briefly comprises: reception hall, double aspect sitting room, conservatory, well-fitted kitchen. There is a rear porch, ground floor cloakroom, two double bedrooms and contemporary bathroom.

Outside - forecourt parking, private enclosed rear garden.

An early viewing is considered essential, particularly as the property is considered to have scope to reconfigure the first floor accommodation to provide a third bedroom, should it be required.

ACCOMMODATION

High quality composite sealed unit leaded double-glazed panelled front door leads to

Reception Hall with central heating radiator, staircase off to first floor level and useful understairs storage or cloaks area. Door off to

Kitchen 3.88m x 2.34m (12'8" x 7'8") a comprehensively fitted with a good range of contemporary units comprising base cupboards, wall cupboards and drawer bank, ample round-edge work surfaces with complementary splashback tiling, inset 1.5 bowl single drainer sink unit with mixer tap, appliance space with plumbing for dishwasher and integrated electric oven and hob.

Walk-in Pantry with fitted shelves and thrall.

From the kitchen, glazed door leads to a rear porch and a further small paned glazed door leads to

Sitting Room 5.82m x 3.55m (12'6" x 11'7") with UPVC sealed unit double-glazed window to the front and hardwood sealed unit double-glazed sliding patio doors to the rear leading to conservatory. Double panel central heating radiator and delightful feature brick-built fireplace with fitted cast iron solid fuel room heater stove set on stone hearth.

Conservatory 3.58m x 2.64m (11'9" x 8'8") being of sealed unit double-glazed UPVC construction, having ceramic tiled floor and double panelled central heating radiator.

Rear Porch 2.6m x 2.15m (8'6" x 7') with fitted double wall cupboard, worktop and appliance space beneath and plumbing for automatic washing machine. Sealed unit double-glazed UPV door to exterior rear and door off to side passageway.

Ground floor Cloakroom having low flush wc and wall mounted wash-hand basin.

Workshop Store 2.3m x 1.8m (7'6" x 5'11") with electric light and power connected.

Staircase to First Floor Landing

Bedroom One (large rear double) 6.05m x 2.6m (19'10" x 8'6") with two sealed unit double-glazed windows, central heating radiator.



NB it is understood that this bedroom was originally two individual rooms and it is considered that it would be possible, subject to any necessary consents, to reconfigure the property to once again provide the two bedrooms.

Bedroom Two (front double) 3.3m x 3.1m (10'10" x 10'10") with sealed unit double-glazed window and central heating radiator.

Bathroom having contemporary three-piece suite in white, comprising shaped panelled bath, fitted over-bath mains controlled shower with rainwater head, low flush wc, pedestal wash-hand basin, part ceramic tiled walls and towel rail radiator. There is an overs stairs cupboard housing a wall mounted gas-fired boiler for domestic hot water and central heating.

OUTSIDE

The property stands behind a wide gravelled forecourt, which provides useful car-standing space and a covered pedestrian side access leads to the rear of the house where there is a very private, enclosed, primarily lawned garden with paved patio terrace, planted borders and useful timber garden shed.

SERVICES

It is understood that all mains services are connected to the property.

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 B

EPC RATING TBA

VIEWING

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

WHAT3WORDS [shuffle.limo.rekindle](https://www.what3words.com/shuffle.limo.rekindle)

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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.