



£295,000

Wallef Road, Ashbourne DE6 3GT

Semi-Detached House | 3 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- Three Bedrooms & Family Bathroom
- Beautifully Presented Throughout
- Full CCTV System
- Detached Home Office
- Bi-Fold Doors Accessing the Rear Garden
- Open-Plan Living
- Still Under NHBC Build Guarantee
- Sought After Village Location, With Great Access to Ashbourne & Derby

Property Description

Occupying a delightful position within this executive development is this beautifully presented, modern three bedroom semi-detached home, located in the highly regarded village of Brailsford.

Main Particulars

Derbyshire Properties are pleased to present this modern, well-appointed semi-detached property located in the highly regarded village of Brailsford. This high specification home boasts a contemporary design with a stylish interior, the property is sold with the benefit of still being under the NHBC build warranty and a full CCTV system, for additional peace of mind.

You can enjoy easy open-plan living space with this delightful three bedroom property which benefits from driveway parking, a low-maintenance landscaped rear garden with a detached home office and hot tub, both included in the sale.

The living accommodation briefly consists on the ground floor; open plan entrance hall with staircase leading to first floor, living room with delightful views over 'the green', stylish kitchen-diner with built-in appliances and bi-folding doors opening onto an entertaining patio, fitted cloakroom with WC and under stairs storage. The light and airy first floor landing leads to three bedrooms and family bathroom, all of which are beautifully presented.

Local Area

This desirable red brick village is close to the Peak District, between Derby and Ashbourne, on the A52. Brailsford has a relaxed village atmosphere and is well served by local amenities including a village shop/post office, C of E primary school, golf course, cafés and a local pub.

There is easy access to the market town of Ashbourne, known as the gateway to the Peak District National Park, it has a broad mix of shops, cafés, a supermarket, primary school, restaurants and bars. Furthermore, the nearby Derby City centre is only a short drive away providing additional shopping, dining and entertainment options.

There are also a number of 'Good' and 'Outstanding' rated primary schools nearby, including Osmaston C of E Primary School, Bradley C of E Primary School, and Kirk Langley C of E Primary School, with Brailsford Primary School within an easy walking distance.

Located in Brailsford, the property enjoys excellent transport links with regular bus services and easy access to major road networks, including the A52 and A515. Meanwhile, mainline rail links from Derby offer access to London in around 90 minutes.

Ground Floor

Open-Plan Entrance Hallway

Open-Plan Dining Kitchen

Living Room

WC

First Floor

Bedroom One

Bedroom Two

Bedroom Three

Family Bathroom

External

Outside

Additional Information

The property is still under the NHBC build guarantee.

Gas central heating and double glazing throughout.

There is to be a communal charge applicable of approx. £200 per year.

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2: These particulars do not constitute part or all of an offer or contract.

3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4: Potential buyers are advised to recheck the measurements before committing to any expense.

5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.






This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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