



Wallef Road, Brailsford Ashbourne DE6 3GT

welcome to

Wallef Road, Brailsford Ashbourne

Occupying a prime edge-of-development position with open countryside views, this beautifully presented five-bedroom detached home offers spacious family accommodation, a stunning open-plan living kitchen with bifold doors, south-facing garden, double garage and ample parking. No onward chain.



Entrance Hall

14' 1" x 9' 6" (4.29m x 2.90m)

The entrance hall is a well proportioned space offering an immediate feeling of openness and welcome. Finished with stylish LVT flooring, it provides both durability and a contemporary aesthetic, finished with two ceiling lights. From here, there is access to all key areas of the home, creating an effortless flow through the ground floor.

Study

8' x 7' 2" (2.44m x 2.18m)

This cosy office space opens directly from the hallway, creating an ideal spot for quiet home working or study. The room enjoys excellent natural light thanks to two windows. A radiator ensures year round comfort, while the LVT flooring provides a smart, low maintenance finish suited to daily use. A central ceiling light completes the space.

Cloakroom

5' 4" x 5' 2" (1.63m x 1.57m)

The ground floor cloakroom is a smart and practical space, fitted with a hand wash basin and low level WC for everyday convenience. A double glazed window with fitted blind, complemented by an extractor fan for ventilation. Spotlights provide a clean, modern finish, while tiled splashback walls add both style and easy maintenance. Altogether, it's a neatly designed room that enhances the home's functionality.

Utility Room

6' 1" x 4' 6" (1.85m x 1.37m)

The utility room is a practical space, ideal for keeping household tasks neatly tucked away from the main living areas. It features a radiator and plumbing for a washing machine, along with dedicated space for a tumble dryer, ensuring the room functions perfectly as a hardworking laundry area. Wall hung cupboards and generous worktop space provide excellent storage and organisation options, while LVT flooring offers durability and easy maintenance. Spotlights give the room a clean, modern finish, and an extractor fan helps maintain airflow and freshness.

Kitchen/Diner

20' 11" x 12' 6" (6.38m x 3.81m)

The heart of the home is this impressive open plan kitchen/diner, designed for both everyday living and effortless entertaining. The kitchen features an inset stainless steel sink with mixer tap, set into a stylish worktop that contrasts beautifully with the wall hung and base units, creating a modern, layered aesthetic. A full suite of integrated appliances enhances the clean, contemporary feel, including a four ring gas hob, concealed extractor hood, double electric fan assisted oven, microwave, dishwasher, and fridge freezer. Concealed worktop lighting adds warmth and highlights the workspace, while a matching kitchen island with additional base cupboards provides extra storage and a sociable focal point. The space is illuminated by spotlights and finished with durable, attractive LVT flooring. To the rear, double glazed bi folding doors open directly onto the garden, creating a seamless indoor-outdoor flow ideal for summer dining and family gatherings. Flowing naturally from the kitchen is the dining area, a bright and welcoming space with a radiator, double glazed rear window, and a feature ceiling light that adds a touch of character and ambience.

Snug

12' 3" x 8' 5" (3.73m x 2.57m)

The snug is a warm and inviting retreat, perfect for relaxation or quiet reading. Finished with stylish LVT flooring, the space feels both contemporary and cosy. A radiator and double glazed rear window offering a pleasant view of the garden. This charming room adds valuable flexibility to the home, functioning beautifully as a second sitting area, playroom, or peaceful hideaway.

Lounge

14' 9" x 12' 3" (4.50m x 3.73m)

The lounge is a beautifully presented and inviting space, finished with contemporary LVT flooring that adds both style and practicality. A radiator and ceiling pendant feature light creates a warm focal

point. The standout feature is the large double glazed bay window, which floods the room with natural light and offers pleasant views to the front of the property.

Landing

15' 5" x 5' 3" (4.70m x 1.60m)

Leading to the landing the staircase rises to the first floor, featuring a wooden handrail that adds warmth and texture, subtly breaking up the décor and enhancing the overall character of the space. Finished with carpeted flooring window to the side and ceiling. Home to the boiler cupboard.

Bedroom One

9' 9" x 9' 9" (2.97m x 2.97m)

Bedroom One is a bright and comfortable principal bedroom, thoughtfully designed to offer both style and practicality. It features fitted double wardrobes with sliding doors, providing excellent storage while maintaining a sleek, uncluttered look. To the rear, a double glazed window frames a lovely view. Finished with a radiator and ceiling pendant light, Altogether, it's a well appointed main bedroom that balances comfort with everyday convenience.

Ensuite

The en suite featuring a double shower cubicle, a base cupboard with fitted wash basin offers excellent storage while keeping the room looking neat and streamlined, complemented by a low level WC. Tile splashbacks and tile effect flooring create a clean, contemporary finish that's easy to maintain. Additional convenience comes from the built in bathroom cabinet, perfect for keeping essentials organised. A heated towel rail radiator, spotlights, while an extractor fan and double glazed window ensure good ventilation.

Bedroom Two

9' 1" x 8' 11" (2.77m x 2.72m)

Bedroom Two is a bright and well presented double bedroom, featuring double fitted wardrobes with sliding doors that provide generous storage while keeping the room feeling open and uncluttered. A



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welcome to

Wallef Road, Brailsford Ashbourne

- No onward chain
- Beautifully presented detached family home
- Five well-proportioned bedrooms
- Edge of development position with open countryside views
- Double garage with power and lighting

Tenure: Freehold EPC Rating: B

Council Tax Band: F

offers over

£525,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ABN106958 - 0005

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