

A MODERN FOUR BEDROOM DETACHED FAMILY HOME

**7 SUNDIAL CLOSE
BRAILSFORD
DE6 3DP**



PRICE: Offers Around £375,000

Located within a popular village location with easy access to
Ashbourne and Derby

DESCRIPTION

A modern four bedroom detached family home occupying an exclusive gated courtyard location within the desirable village of Brailsford.

The property offers well proportioned accommodation comprising entrance hall, cloakroom, sitting room, dining room, fitted breakfast kitchen and utility room. To the first floor there are four bedrooms along with an ensuite shower room and family bathroom.

Externally there is a driveway providing ample parking and access to the detached double garage along with an enclosed rear garden.

ACCOMMODATION

A partly double glazed front entrance door opens into the

Entrance Hall with radiator, wooden flooring, staircase leading to first floor and under stairs storage cupboard. Doors lead to sitting room, dining room, kitchen and cloakroom.

Cloakroom comprising a low flush wc, pedestal wash hand basin with tiled splash back, radiator and extractor fan.

Sitting Room 5.82m x 3.46m [19'1" x 11'4"] having a feature fireplace with inset coal effect gas fire, two radiators, front aspect double glazed window and double glazed French doors opening onto the rear garden.



Dining Room 3.38m x 2.83m [11'1" x 9'3"] with double glazed front aspect window and radiator.

Kitchen 3.43m x 2.97m [11'3" x 9'9"] comprising a range of wall and base units and drawers with integrated Hotpoint oven and grill, four ring gas hob with extractor hood above, work surface with inset one and a half bowl stainless steel sink and drainer unit. Recessed ceiling spot lighting, rear aspect double glazed window, tiled flooring, radiator and double glazed French doors opening onto the rear garden.



Utility Room 2.45m x 1.7m [8' x 5'7"] having a tall larder unit, base unit with work surface above, inset stainless steel sink and drainer unit, tiled splash back and space for two appliances. Wall mounted gas central heating boiler, extractor fan, radiator, tiled floor and side aspect partly double glazed side entrance door.

First Floor Landing with tall rear aspect double glazed window, access to the roof space, radiator, inbuilt cylinder cupboard and doors lead to the bedrooms and bathroom.



Master Bedroom 3.82m x 3.43m [12'6" x 11'3"] measurements include the fitted wardrobes. A pleasant rear aspect room with high ceiling, two fitted double wardrobes, rear and side aspect double glazed windows and radiator. A door opens into the



En Suite Shower Room comprising shower cubicle with mains control shower, pedestal wash hand basin, low flush wc, partially tiled walls, side aspect double glazed window, extractor fan, radiator and tiled flooring.



Bedroom Two 3.53m x 2.73m [11'7" x 9'] with front aspect double glazed window and radiator.

Bedroom Three 3.55m x 3.02m [11'8" x 9'11"] measurements include the fitted wardrobe. Having a rear aspect double glazed window, radiator and built-in double wardrobe.



Bedroom Four 3.34m x 2.73m [11' x 9'] with front aspect double glazed window and radiator.

Family Bathroom comprising bath with Triton electric shower over, pedestal wash hand basin, low flush wc. Partially tiled walls, front aspect double glazed window, extractor fan and radiator.

OUTSIDE

There is a fore garden laid to lawn with planted borders. A double width driveway to the side of the property provides ample parking and access to the

Double Garage 5.57m x 5.01m [18'3" x 16'5"] with twin up and over doors and having light and power.

A side entrance gate opens into the rear garden which is mainly laid to lawn with planted borders, paved patio and decked seating area.



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

The property is understood to be held freehold but interested parties should note that this information has not been checked and that they should seek verification from their own solicitor.

PLEASE NOTE

The property is accessed over a private courtyard for which there is a service management charge payable twice yearly. The service charge for the period 1 March 2021 to 31 August 2021 is £75.

COUNCIL TAX

For Council Tax purposes the property is in band F.

EPC RATING D

VIEWING

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

DIRECTIONS

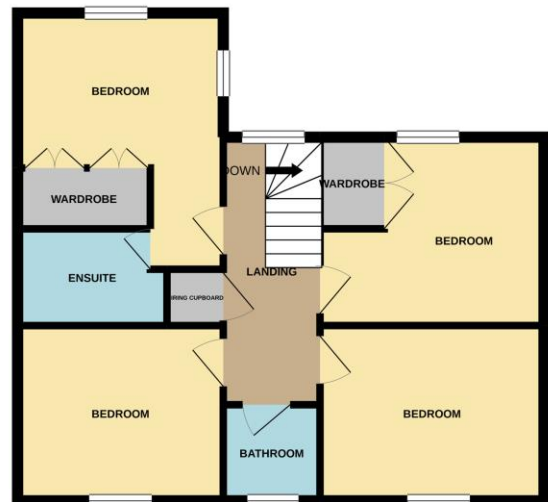
From Ashbourne town centre leave in a south-easterly direction along the main A52 Ashbourne to Derby road. Continue along this road for approximately 5 miles. Upon entering the village of Brailsford turn left into Luke Lane and first right into Sundial Walk. Access is via electric gates, which open automatically on entry and exit. Turn immediately right into Sundial Close and the property is located on the right hand side noted by our For Sale board.

Ref: FTA2429

GROUND FLOOR
599 sq.ft. (55.7 sq.m.) approx.



1ST FLOOR
597 sq.ft. (55.4 sq.m.) approx.



TOTAL FLOOR AREA : 1196 sq.ft. (111.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.