

3 Bed Bungalow - Detached

44 The Plain, Brailsford, Ashbourne DE6 3BZ

Offers Around £425,000 Freehold



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- Superior Detached Bungalow
- Lovely Garden Plot – Warm Southerly to Westerly Aspect
- Requires Updating/General Improvements – Offers Great Potential
- Lounge & Dining Room
- Kitchen & Conservatory/Utility Room
- Three Bedrooms (Bedroom Three/Study) & Two Bathrooms
- Additional Side Conservatory
- Attractive Private Gardens
- Large Driveway & Double Garage with Electric Door
- No Chain Involved

This superior detached bungalow offers a wonderful opportunity for those seeking a spacious and versatile home. Spanning an impressive 1,705 square feet, the property features lounge, dining room, kitchen, conservatory and utility room.

With two/three (study) bedrooms and two bathrooms, this bungalow is ideal for families or those looking to downsize.

The property does require some updating and general improvements, presenting a fantastic chance for buyers to personalise their new home to their taste.

The lovely garden plot boasts a warm southerly to westerly aspect, ensuring plenty of sunlight throughout the day, making it a delightful space for gardening enthusiasts or simply enjoying the outdoors.

For those with multiple vehicles, the large driveway accommodates up to four/five cars, complemented by a double garage, providing ample storage and convenience.

The Location

Derby 8 miles – Ashbourne 6 miles. Brailsford provides an excellent village store/post office, noted primary school, fine dining, car garage and village inn. Secondary education at QEGS and local private education includes Foremarke and Smallwood Manor Preparatory Schools, Repton School, Derby High School, Derby Grammar School for Boys, Trent College, Abbotsholme and Denstone College. Additional leisure facilities include golf courses at Brailsford, Kedleston, Ashbourne and Derby. Carsington Water provides water sports and fishing facilities. A further note the village of Brailsford has very strong community support with clubs and activities for all ages which are detailed in a Welcome Card for anyone moving into the village and active Methodist and Anglican churches.

Accommodation

Entrance Hall

With half glazed entrance door, radiator and coving to ceiling.

Hallway

21'9" x 12'8" x 4'10" x 3'3" (6.63 x 3.87 x 1.49 x 1.01)

With built-in airing cupboard with shelving, radiator and access to partly boarded roof space via extending ladder.



Lounge

16'7" x 12'6" (5.07 x 3.82)

With stone fireplace, radiator, coving to ceiling, double glazed bay window to front and open archway leading into dining room.



Dining Room

14'10" x 8'11" (4.53 x 2.73)

With radiator, coving to ceiling, two double glazed windows, open archway leading to lounge and internal door giving access to kitchen.



Kitchen

19'1" x 8'11" (5.84 x 2.74)

With one and a half stainless steel sink unit with mixer tap, wall and base fitted units with matching worktops, integrated dishwasher, fitted breakfast bar, spotlights to ceiling, electric cooker point, integrated fridge/freezer, radiator and double glazed window.



Conservatory/Utility Room

23'11" x 8'2" (7.31 x 2.50)

With single sink unit with hot and cold tap, a good range of fitted base cupboards, matching worktops, plumbing for automatic washing machine, tile flooring, radiator, integral door giving access to double garage, double glazed window and double glazed door giving access to private garden.



Study/Bedroom Three

10'4" x 9'0" (3.17 x 2.76)

With a good range of fitted storage cupboards, radiator, shelving and worktop, double glazed window and internal French doors opening into conservatory.



Conservatory

15'10" x 11'5" (4.85 x 3.49)

With radiator, double glazed windows and two double glazed French doors opening onto private garden.



Inner Lobby

With storage cupboard, central heating boiler, coat rail and double glazed door giving access to conservatory/utility room.

Bedroom One

13'0" x 11'8" (3.98 x 3.57)

With a good range of fitted wardrobes and chest of drawers providing good storage, radiator, double glazed window and internal door giving access to en-suite.



En-Suite

6'6" x 5'6" (2.00 x 1.69)

With a separate shower cubicle with electric shower, pedestal wash handbasin, low level WC, fully tiled walls, heated towel rail/radiator, shaver point and double glazed obscure window.



Bedroom Two

9'8" x 8'6" (2.95 x 2.61)

With fitted wardrobes, radiator and double glazed window.



Bathroom

8'7" x 5'6" (2.63 x 1.68)

With bath with electric shower, pedestal wash hand basin, W.C., tiled walls, radiator and double glazed window.



Gardens

This particular bungalow benefits from a lovely garden plot to the front, sides and rear. The gardens are beautifully maintained with shaped lawns, a varied selection of shrubs and plants, patio areas providing a pleasant sitting out entertaining space and offers a high degree of privacy and enjoys a southerly to westerly aspect.



Large Driveway

A double width, tarmac driveway provides car standing spaces for approximately four/five vehicles and leads to the double garage.



Double Garage

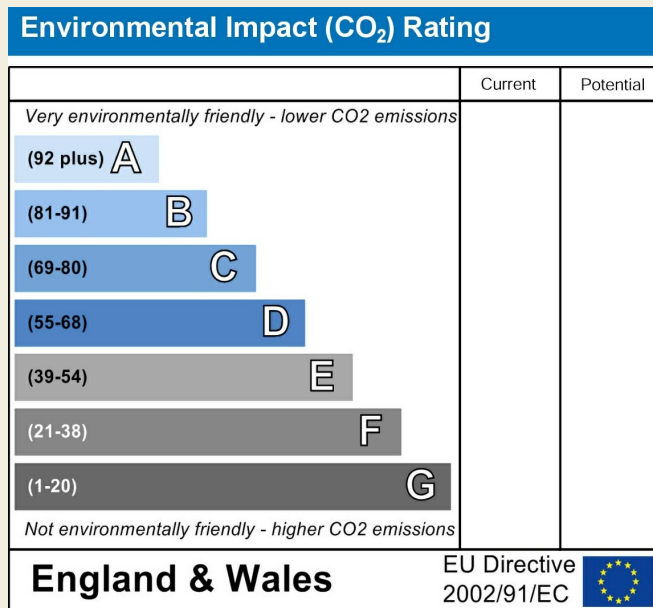
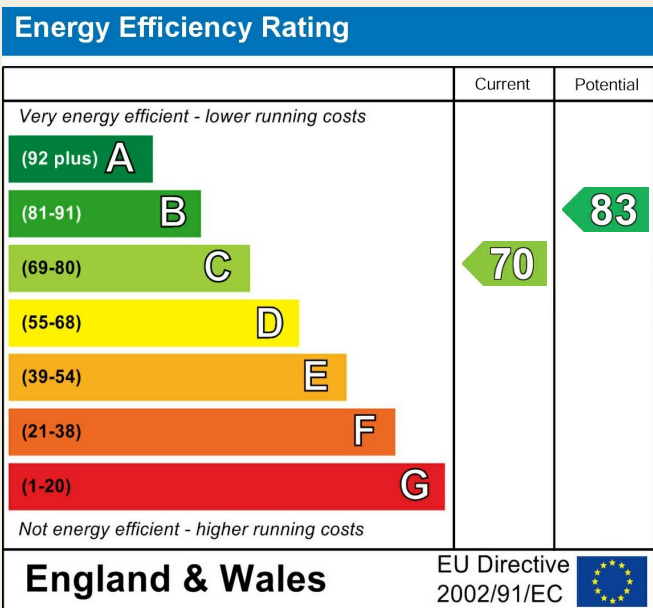
16'3" x 16'1" (4.96 x 4.91)

With concrete floor, power and lighting, integral door giving access to property and electric up and over front door.



Council Tax Band E





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