



4 Bed House - Detached

Sunny Croft Alley Walk, Brailsford, Ashbourne DE6 3DA
Offers Around £585,000 Freehold



**Fletcher
& Company**

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- Detached Family Property
- Cul-de-Sac Location in The Heart of Brailsford Village
- Lounge, Dining Room, Snug
- Kitchen/Dining Room & Utility
- Four Bedrooms - En-Suite & Family Bathroom
- Sunny Mature Gardens
- Block Paved Driveway For Five/Six Vehicles
- Brick Garage/Workshop
- (Planning Permission, now lapsed, Derbyshire Dales 21/01452/FUL)
- Easy Access to Ashbourne & Derby

DETACHED FAMILY PROPERTY WITH GARAGE/WORKSHOP – A detached property set in private gardens benefiting from a generous driveway with garage/workshop and in the past had planning permission (now lapsed) to convert into a house! Planning permission (now lapsed) to be converted into a two bedroom house (Derbyshire Dales 21/01452/FUL)

The Location

Derby 8 miles - Ashbourne 6 miles. Brailsford provides an excellent village store/post office, noted primary school, coffee shop, fine dining, car garage and village inn. 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, Ashbourne and Derby. Carsington Water provides water sports and fishing facilities and hunting is with the Meynell and South Staffs.

Accommodation

Ground Floor

Porch

With double glazed entrance door with stained glass with leaded finish, tiled flooring and internal glazed door opening into entrance hall.

Entrance Hall

9'6" x 4'1" (2.90 x 1.26)

With solid oak herringbone style flooring, coving to ceiling, radiator, split-level staircase leading to first floor and double glazed window with leaded finish.

Lounge

16'7" x 14'5" into bay (5.06 x 4.41 into bay)

With stone fireplace with surrounds incorporating multi-burner stove and raised stone hearth, coving to ceiling, radiator, two side double glazed windows both having leaded finish, double glazed bay window with leaded finish with aspect to front and internal panelled door.



Dining Room

14'0" x 11'1" (4.27 x 3.39)

With two radiators, open square archway leading into snug, under-stairs storage cupboard and two double glazed windows with leaded finish.



Snug

9'6" x 8'6" (2.92 x 2.61)

With radiator and double glazed window with leaded finish.



Rear Hall

7'9" x 5'4" (2.38 x 1.65)

With radiator and double glazed entrance door.

Cloakroom

With low level WC, washbasin, tiled splash-backs and double glazed obscure window.

Kitchen/Dining Room

16'1" x 14'1" (4.92 x 4.31)

With one and a half sink unit with mixer tap, base units with drawer and cupboard fronts, tiled splash-backs, wall and base fitted units with matching worktops, built-in four ring gas hob, built-in double electric fan assisted oven, integrated dishwasher, three beams to ceiling, radiator, concealed worktop lights, concealed boiler and two double glazed windows both having leaded finish.



Utility

9'1" x 4'0" (2.77 x 1.23)

With plumbing for automatic washing machine, space for tumble dryer, radiator, wall cupboard, tiled flooring and double glazed leaded window.

First Floor

Landing

With radiator, built-in storage cupboard and built-in airing cupboard housing the hot water cylinder and providing shelving.

Bedroom One

15'0" x 14'0" (4.58 x 4.27)

With fitted wardrobes with matching fitted dressing table with base cupboards and matching bedside cabinets, radiator and double glazed leaded window.



En-suite

8'2" x 5'0" (2.51 x 1.54)

With roll edge slipper bath with claw feet and mixer tap/hand shower attachment, pedestal wash handbasin, low level WC, radiator and double glazed leaded window.



Bedroom Two

16'6" x 11'6" (5.03 x 3.52)

With radiator, built-in double wardrobe, two double glazed windows to side with leaded finish and double glazed window to front with leaded finish.



Bedroom Three

10'8" x 7'9" (3.26 x 2.37)

With radiator and double glazed window with leaded finish.



Bedroom Four

9'6" x 8'6" (2.90 x 2.61)

With radiator and double glazed window with leaded finish.



Family Bathroom

12'4" x 5'1" (3.78 x 1.55)

With separate shower cubicle with electric shower, pedestal wash handbasin, low level WC, tiled splash-backs, radiator, coving to ceiling and two double glazed windows with leaded finish.



Gardens

The property is set on a generous, sunny private garden plot enjoying shaped lawns and a varied selection of shrubs, plants and trees. Outside cold water tap and lights. Log store and Sun patio.



Large Driveway

A gated large block paved driveway provides car standing spaces for approximately five cars.



Brick Double Garage/Workshop

29'9" x 19'7" (9.08 x 5.98)

With concrete floor, power, lighting, shelving and two electric doors. (In front of the garage is a double width driveway providing a further two car standing spaces).



Planning Permission (now lapsed)

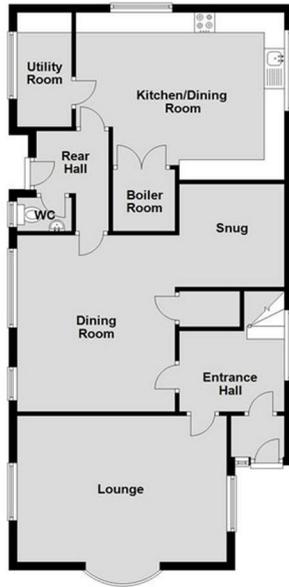
Planning permission was past now lapsed (April 2025) to convert the double garage into a two bedroom house (Derbyshire Dales 21/01452/FUL)



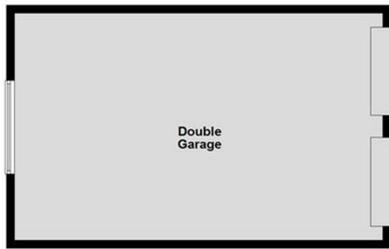
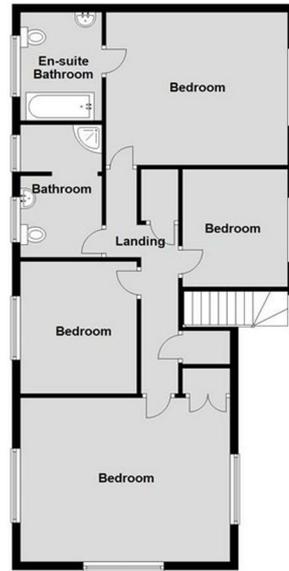
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Derbyshire Dales

Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	72	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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