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The Plain, Brailsford, Derbyshire DE6 3BZ
£615 per calendar month Unfurnished Deposit £750

GENERAL DESCRIPTION

A refurbished, detached, two / three bedroom home set in a popular residential area close to Brailsford village centre. Briefly comprising Entrance Hall, fitted Kitchen, spacious Lounge, Dining Room / Bedroom 3, luxury Wet Room with walk-in Shower, Eaves Storage / Hobby room and two further Double Bedrooms to First Floor.

Newly decorated with new carpets, recently fitted combi-boiler, radiators and double glazed throughout.

With rockeries and two car drive to front, and landscaped, lawned gardens with patio affording fantastic views to the rear over open countryside, this property also benefits from an attached garage, storage shed and greenhouse.

Early viewing recommended.

EPC Band TBC

Council Tax Band D

ACCOMMODATION

GROUND FLOOR:

ENTRANCE via UPVC double glazed entrance door under covered porch into:

ENTRANCE HALL with ceiling light fitment and smoke alarm to ceiling, double glazed, obscured windows to side of door and double panelled central heating radiator. Door concealing Cloaks cupboard with further overhead storage cupboard. Room having laminate flooring, telephone point and doors off to:

KITCHEN (11'11" max x 9' into cupboards) fitted with a range of oak effect base and eye level storage units with mottled cream laminate work surface over. Built-in 'Belling' electric oven with inset four ring 'Creda' gas hob over and extractor hood above. Inset stainless steel sink with drainer and mixer tap over. 'Hotpoint Aquarius' washing machine and 'Hotpoint' refrigerator with freezer compartment under work surface. Strip light to ceiling with double glazed window to side and double glazed UPVC entrance door providing side access. Tiled splash backs, double panelled central heating radiator and ceramic tiled floor.

LOUNGE (23 max x 12'9"), newly carpeted, main feature of the room being a stone built fireplace with inset s fire, tiled hearth and dark wood mantel. Two three-point ceiling light fitments and coving to ceiling and two further wall light fitments. Three double panelled central heating radiators, telephone point and dark wood stairs to First Floor. Double glazed windows to front aspect and rear into Dining Rom /Bed 3. Doors off to:

DINING ROOM / BEDROOM 3 (11'5" x 9'6"0, newly carpeted with double glazed windows to rear and side aspects with fantastic views over open countryside. Double glazed UPVC door providing access to rear garden and double panelled central heating radiator.

LUXURY WET ROOM (8'3" x 5'7") tiled throughout with ceramic tiled floor, appointed with a modern three-piece suite comprising mid-lush W.C., wash hand basin with mixer tap and walk-in shower cubicle housing an inset thermostatically controlled mains shower. Full height glass shower screen, heated towel rail, ceiling light fitment and double glazed, obscured window to side aspect.

FIRST FLOOR:

LANDING at top of dark wood stairs with balustrade, two pendant light fittings and smoke alarm to ceiling. New carpet to floor with double glazed window to rear and door concealing airing cupboard. Doors off to:

BEDROOM 1 (12'5" max into wardrobes x 9' max), newly carpeted with pendant light fitting to ceiling, double panelled central heating radiator, double glazed window to front aspect and three double door wardrobes across side wall.

BEDROOM 2 (11'6" max x 9' max), newly carpeted with pendant light fitting to ceiling, double panelled central heating radiator, double glazed window to rear aspect with views over countryside and loft access hatch.

EAVES / HOBBY ROOM (19'9" x 4'8"), with two wall light fitments.

OUTSIDE:

TO THE FRONT OF THE PROPERTY is a large heather filled rockery, path to front entrance door and two car private drive leading to an attached garage to double doors (internal measurements 17'9" x 9'). The garage has power points and to strip lights to ceiling and recently fitted, wall mounted combination boiler. Free-standing 'Scandinova' head height freezer unit. Gated footpaths extend to both sides of the property.



TO REAR OF THE PROPERTY is a private, North facing, landscaped rear garden with lawned area, patio seating area, further rockeries / flower beds, 6' x 4' wood shed and greenhouse. Fantastic views over open countryside.



VIEWING: By appointment through Dove Property