Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management

4 Dairy Mews, off Luke Lane, Brailsford, Ashbourne, Derbyshire, DE6 3FG

£540,000

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A unique detached residence in this characterful development. This highly impressive family home features four double bedrooms, two with en suite, superb living dining kitchen a generous garden and garage.

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DIRECTIONS

Approaching from Derby heading towards Ashbourne on the A52, pass through Mackworth Village, Kirk Langley and into Brailsford, pass the Rose and Crown public house taking the next right turn onto Luke Lane, where the development will be found immediately on the left.

Approaching from Ashbourne heading towards Derby on the A52, pass through Osmaston reaching Brailsford, turning left onto Luke Lane, where the development will be found immediately on the left.

The beautifully finished and styled interior is complimented by an efficient gas central heating system with underfloor heating to the ground floor and casement double glazed windows.

The generous and spacious accommodation comprises, a long and very welcoming formal entrance hallway with stairs leading to the first floor, cloakroom WC, study, lounge with log burning stove and French doors, a magnificent living dining kitchen with integrated appliances, island and work ample space for dining and living furniture, also with French doors, a utility room completes the ground floor accommodation.

To the first floor a semi-galleried landing leads into the main bedroom with feature open ceiling and en-suite, en-suite bedroom two, two further double bedrooms and family bathroom with shower over bath.

Externally, there are two driveways within the shared front courtyard, one leading to a single garage.

The larger than average rear gardens have a spacious patio connecting the French doors of the lounge and kitchen, with paved pathways, expanse of lawn and raised borders with bark chippings, all enclosed by fencing. There is gated front access and a useful side storage area leading to a covered storm porch and back door.

The Dairy Mews development is positioned off Luke Lane in the centre of this well regarded village location found between Derby city and pretty market town of Ashbourne which both have an extensive range of amenities and facilities. Locally there is a primary school, doctors surgery, public houses and cafe. Ease of access can be sought to quiet cycling lanes and pleasant countryside walks.

A fantastic and unique property enjoying an excellent location and position.

ACCOMMODATION

GROUND FLOOR

Entering the property beneath a part Oak framed porch, through a composite and glazed front door into:

ENTRANCE HALLWAY

A feature formal hallway immediately presenting a homely feel with a tiled floor and underfloor heating, recess suitable for a piece of furniture, or storing of coats and shoes, stairs lead to

the first floor with a useful cupboard beneath, feature original door leading to a covered rear porch, high ceilings, satin switches and sockets here and throughout the property.

CLOAKROOM
5'7" x 5' (1.70m x 1.52m)
Generously proportioned, also providing space for coats and shoes. Appointed with a low level WC, wash basin, tiled floor with underfloor heating, shallow cupboard housing fuse box and shelf for storage.

STUDY
9'3" x 6'5" (2.84 x 1.97)
The perfect home office being newly carpeted, high level UPVC double glazed window, media connections including a BT Openreach terminal, underfloor heating.

LOUNGE
14'8" x 12'5" (4.49 x 3.81)
A beautiful formal living room filled with plenty of natural light from a large window and French doors, a feature recessed log burning stove sits on a hearth with wooden sleeper mantle and new carpeting with underfloor heating completes the cosy feel. There are also media connections.

LIVING DINING KITCHEN
A magnificent space with a tiled floor and underfloor heating throughout.

KITCHEN
14'8" x 12'4" (4.47m x 3.76m)
Beautifully appointed with a two-tone range of kitchen fronted cupboards, drawers and integrated appliances including a fridge, freezer and dishwasher, there are also twin electric ovens, a five burner gas hob and extractor fan, solid wooden work surfaces and matching breakfast bar island, tiled splashback, Belfast style sink, undercounter lighting, inset ceiling spotlights, feature effect ceiling beam covered aperture into:

LIVING DINING AREA
13'1" x 12'7" (3.99m x 3.84m)
With plentiful space for dining and comfortable furniture, bi-fold doors open to the large rear patio, side window and media connections.

UTILITY ROOM
7'3" x 4'10" (2.21m x 1.47m)
Accessed from the kitchen area and being appointed with a matching kitchen range of base and pantry style units housing the combination boiler and an integrated washing machine, wooden work surfaces, stainless steel sink and drainer, tiled Splashback, UPVC double glazed window, tiled floor with underfloor heating, extractor fan.

FIRST FLOOR

LANDING
An attractive semi-galleried landing offers a warm greeting to the superb first floor accommodation approached from newly carpeted stairs and landing, UPVC double glazed window, loft access, radiator and feature effect ceiling beam.

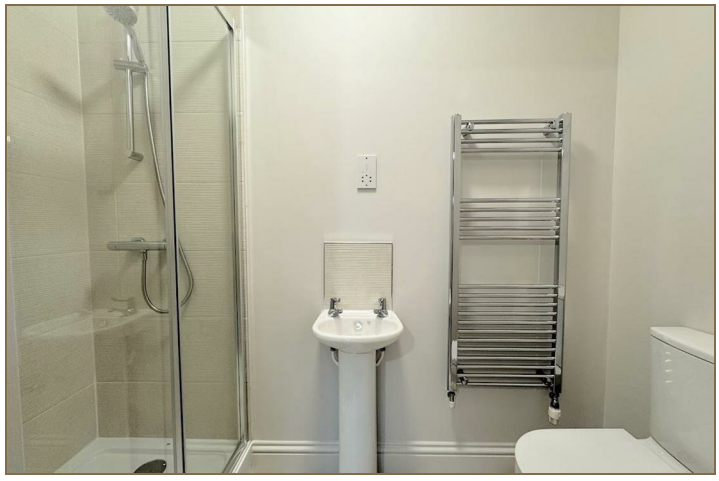
BEDROOM ONE
14'9" x 12'7" (4.50m x 3.84m)
Providing one of the strongest features of this remarkable home, an open ceiling with revealed truss beams, UPVC double glazed window and two additional Velux windows, ceiling and wall lighting, newly carpeted, media connections, access into:

EN-SUITE
7'3" x 4'10" (2.21m x 1.47m)
Beautifully appointed with a three-piece suite comprising a corner shower cubicle with bi-fold screen doors, mains chrome shower and tiled walls, wash hand basin sat on a vanity unit with a tiled splashback, low level WC, tiled floor, UPVC double glazed window, electric shaver point, extractor fan, chrome towel radiator.

EN-SUITE BEDROOM TWO

LOBBY
8' x 4'4" (2.44m x 1.32m)
The lobby area serves as a hallway providing a useful storage space continuing into:

BEDROOM AREA
12'7" + deep recess x 9'6" (3.84m + deep recess x 2.90m)
A spacious bedroom area being newly carpeted, a UPVC double glazed window offers a pleasant aspect over the rear garden and beyond, deep recess suitable for a wardrobe, media connections, radiator, access into:



EN-SUITE
7'11" x 3'3" (2.41m x 0.99m)
Smartly appointed with a three-piece suite comprising a shower cubicle with a sliding screen door, mains chrome shower and tiled walls, wash hand basin with a tiled splashback, low level WC, tiled floor, UPVC double glazed window, electric shaver point, extractor fan, chrome towel radiator.

BEDROOM THREE
12'5" x 10' (3.78m x 3.05m)
A comfortable double bedroom being newly carpeted, having a front facing UPVC double glazed window, media connections, radiator.

BEDROOM FOUR
12'3" x 7'8" plus lobby (3.73m x 2.34m plus lobby)
A fourth comfortable double bedroom also being newly carpeted, having a front facing UPVC double glazed window, media connections, radiator.

BATHROOM
7'1" x 6'8" (2.16m x 2.03m)
The main family bathroom offers a white three-piece suite comprising a panelled bath with a mains overhead chrome shower and additional handheld shower, screen, tiled walls, wash hand basin with matching tiled splashback, low-level WC, tiled floor, UPVC double glazed window, electric shaver point, extractor fan and a chrome towel radiator.

OUTSIDE
Externally, there are two driveways within the shared front courtyard, one leading to a single garage.

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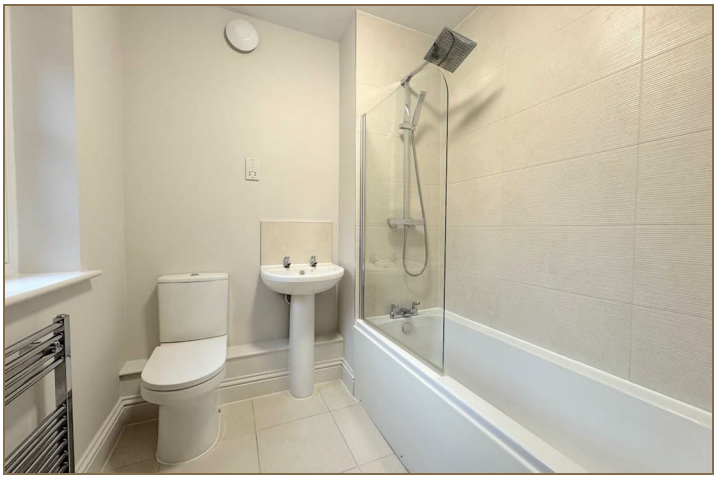


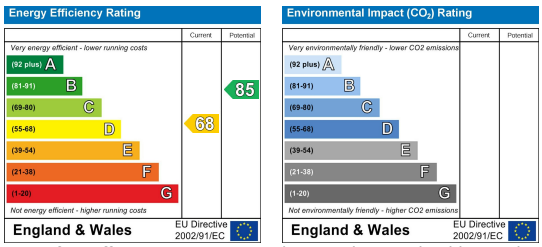
Road Map

Floor Plan

Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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