



£270,000

Sycamore Way, Ashbourne DE6 3GX

Semi-Detached House | 3 Bedrooms | 2 Bathrooms

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Step Inside

Key Features

- Gorgeous Modern Semi Detached Home
- 3 Bedrooms & 2 Bathrooms
- Semi-Rural Setting
- Landscaped Garden
- Stunning Open Plan Living/Kitchen/Diner
- Highly Regarded Village Location
- Still Under NHBC Guarantee
- Useful Road Links
- Ideal Small Family Or First Time Buyer Purchase
- Viewing Essential
- COUNCIL TAX BAND C

Property Description

Stylish semi-detached home in sought-after Brailsford, ideally located between Derby and Ashbourne. Features include open-plan living, three bedrooms, two bathrooms (master en suite), driveway parking, and a private landscaped garden.

Main Particulars

Derbyshire Properties are delighted to present this immaculately maintained and stylishly appointed modern family home, ideally situated within a quiet and highly sought-after residential development. Perfect for growing families or professionals, this spacious property offers a wonderful blend of contemporary living and practical design.

Upon entering the home, you are greeted by a welcoming and spacious entrance hallway, setting the tone for the quality and comfort found throughout. Off the hallway is a convenient cloakroom/WC, ideal for guests and everyday use.

The heart of the home is the impressive open-plan living kitchen and dining area, which has been thoughtfully designed to cater to modern lifestyles. This versatile space is perfect for both family gatherings and entertaining, offering a seamless flow between areas. The kitchen is fitted with high-quality units and integrated appliances, complemented by stylish worktops and finishes. The dining and living areas enjoy an abundance of natural light, creating a bright and airy atmosphere, with direct access to the rear garden through French or bi-fold doors (subject to property layout).

To the first floor, a spacious landing provides access to three generously sized bedrooms, each tastefully decorated and offering ample space for furnishings. The master bedroom benefits from a modern en suite shower room, creating a private retreat for the homeowners. A well-appointed family bathroom serves the remaining bedrooms, featuring contemporary fittings and a clean, neutral décor.

Externally, the property offers off-street parking to the front, ensuring convenience for residents and visitors alike. To the rear, the property boasts a beautifully landscaped garden that has been thoughtfully designed to maximise privacy and enjoyment. With a variety of established plants, decorative features, and seating areas, the garden provides a peaceful outdoor space perfect for relaxing, entertaining, or family play.

This stunning home represents an excellent opportunity for those seeking a turnkey property in a quiet yet accessible location. Early viewing is highly recommended to fully appreciate the quality and space on offer.

Location

Situated in the desirable village of Brailsford, this property enjoys a perfect blend of countryside charm and convenient access to both Ashbourne and Derby via the A52. The village offers a strong community feel with local amenities including a pub, primary school, post office, and golf club. Surrounded by beautiful Derbyshire countryside and just a short drive from the Peak District, it's an ideal setting for families and professionals seeking a peaceful yet well-connected lifestyle.

Ground Floor

Entrance Hallway

Entered via a composite door to the front elevation, the entrance hall features a tiled floor covering, wall mounted radiator, and internal doors leading to the downstairs

cloakroom and the open plan living area

Cloakroom/WC

With a low-level WC, feature vanity unit with inset sink, ceiling spotlights, extractor fan and tiled floor covering.

Superb Open Plan Living Kitchen/Diner

The kitchen is fitted with a stylish range of high-gloss wall and base units with roll-top work surfaces, incorporating a one-and-a-half bowl stainless steel sink with mixer tap and tiled splashbacks. Integrated appliances include a dishwasher, electric oven, four-ring gas hob with stainless steel splashback and extractor canopy, and a built-in fridge/freezer. There is also under-counter space and plumbing for a washing machine. A wall-mounted radiator, ceramic tiled flooring, and a partial divide create a practical and social separation between the kitchen and dining area, which continues with tiled flooring and features a carpeted staircase to the first floor.

The living area is bright and welcoming, with French doors and side windows opening onto the rear garden. Additional features include a wall-mounted radiator, TV point, and a handy under-stairs storage cupboard.

First Floor

Landing

Accessed via the dining area, the landing features a double glazed window to the side elevation, ceiling mounted loft access point, wall mounted radiator and internal doors leading to all bedrooms and the family bathroom.

Bedroom 1

With a double glazed window to the front elevation, wall mounted radiator, TV point, and built-in fitted wardrobes with mirrored sliding doors.

En-Suite

Comprising a modern three-piece white suite to include a WC, pedestal wash hand basin and shower enclosure with mains-fed shower and attachment. Finished with tiled floor covering, part tiled walls, double glazed obscured window and ceiling mounted extractor fan.

Bedroom 2

With a double glazed window to the rear elevation, wall mounted radiator, and fitted wardrobes offering both useful storage and ample hanging space.

Bedroom 3

Featuring a rear elevation double-glazed window and wall-mounted radiator.

Bathroom

Comprising a modern three-piece white suite including WC, pedestal wash hand basin and panelled bath with mains shower, attachment and complementary glass shower screen. Finished with fully tiled walls, tiled flooring and a ceiling-mounted extractor fan.

External

Outside

The beautifully landscaped garden offers a spacious paved patio terrace ideal for outdoor entertaining. Beyond this, a well-maintained lawn is bordered by raised flowerbeds and neatly stocked borders, providing excellent privacy. A further patio area with decorative trellising and planting is located in the top left corner. Additional features include outside lighting and a garden tap.

Additional Information

The property is still under the NHBC build guarantee.

Gas central heating and double glazing throughout.

There is a communal charge applicable of approx. £260 per annum.

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2: These particulars do not constitute part or all of an offer or contract.

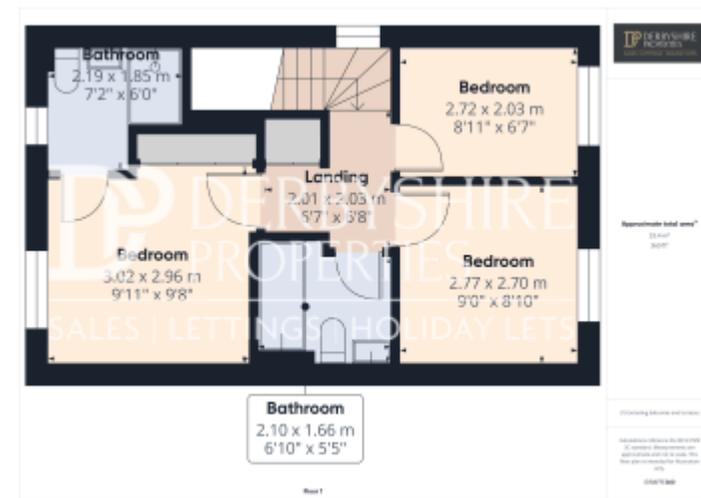
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5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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