



£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
- Useful Road Links
- Ideal Small Family Or First Time Buyer Purchase
- Viewing Essential
- COUNCIL TAX BAND C

Property Description

“Situating in the sought-after village of Brailsford, ideally positioned between Derby and Ashbourne, is this beautifully presented semi-detached family home.”

Main Particulars

Derbyshire Properties are delighted to offer for sale this beautifully presented modern family home, ideally positioned within a quiet residential development. The accommodation briefly comprises an inviting entrance hallway, cloakroom/WC and a superb open-plan living kitchen and dining space. To the first floor, a landing leads to three well-proportioned bedrooms and two bathrooms, including an en suite to the master. Externally, the property benefits from parking to the front elevation and a beautifully landscaped garden to the rear, designed to provide excellent privacy and a variety of attractive features.

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. A superb open plan living kitchen...

Superb Open Plan Living Kitchen/Diner

The kitchen is fitted with a modern range of high-gloss wall and base units with roll-top work surfaces, incorporating a one-and-a-half bowl stainless steel sink and drainer with mixer tap and splashback areas. Integrated appliances include a dishwasher, electric oven, four-ring gas hob with stainless steel splashback and extractor canopy above, along with a built-in fridge/freezer. There is also under-counter space and plumbing for an automatic washing machine. A wall-mounted radiator, ceramic tiled flooring, and a useful storage divide create a practical and social boundary between the kitchen and dining area.

The dining area benefits from the continuation of the tiled flooring and features a carpeted staircase leading to the first-floor landing.

The living area is a light and airy space with double glazed French doors and side windows opening onto the rear garden, wall-mounted radiator, TV point, and a useful 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.

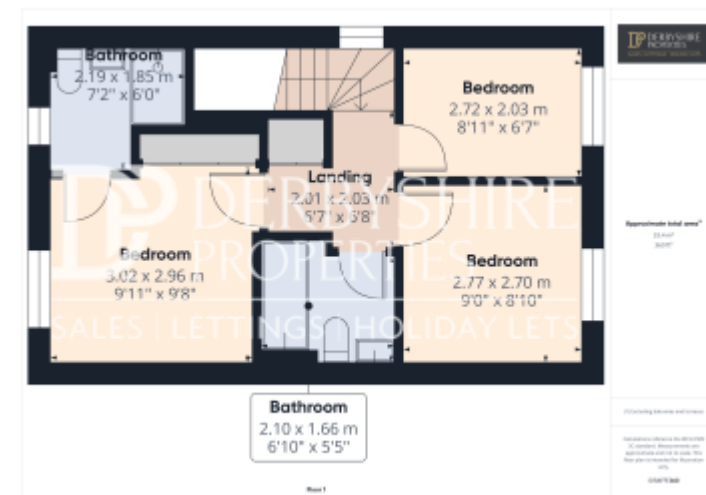
Bathroom

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.

Outside

This beautifully landscaped garden features a spacious paved patio terrace, perfect for outdoor entertaining. Beyond this lies a well-maintained lawn with raised flowerbeds and neatly stocked borders, offering a high degree of privacy from neighbouring properties. A further patio area with decorative trellising and planting is positioned in the top left-hand corner, while additional benefits include outside lighting and a garden tap.





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

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

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