



£275,000

Blackthorn Close, Ashbourne DE6 3GW

Detached House | 3 Bedrooms | 2 Bathrooms

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Step Inside

Key Features

- Open plan living dining kitchen
- 3 Bedrooms, En-Suite to Master
- EV Charging Point
- Desirable Village Location
- Still under NHBC guarantee
- Beautifully Presented Throughout
- Driveway Parking
- Enclosed Landscaped Rear Garden
- Council Tax Band D

Property Description

Derbyshire Properties are delighted to bring to the market this well presented three bedroom detached modern property benefiting from open plan modern living, enclosed rear garden and driveway parking, situated in a desirable village location.

Main Particulars

Derbyshire Properties are delighted to bring to the market this well-presented, modern detached home, offering stylish open-plan living throughout.

In brief, the accommodation comprises: an entrance hall, guest cloakroom, and a spacious open-plan living, kitchen and dining area. To the first floor there are three bedrooms, including a master bedroom with en-suite, and a separate family bathroom. Externally, the property enjoys an enclosed, landscaped rear garden and two parking spaces to the front. Built in 2020, the home further benefits from the remainder of its NHBC guarantee.

Situated in the highly sought-after village of Brailsford, this property offers a peaceful, family-friendly setting. Local amenities include shops, schools, and countryside walks, catering perfectly to both families and first-time buyers. The area also benefits from excellent transport links, with regular bus services and easy access to major road networks, including the A52 and A515.

Derby City Centre is only a short drive away, offering a wide range of shopping, dining, and entertainment options. The nearby market town of Ashbourne, known as the gateway to the Peak District National Park, provides an excellent selection of independent shops, cafés, restaurants, and a supermarket, as well as a well-regarded primary school.

An early viewing is highly recommended.

Ground Floor

Entrance Hallway

The front composite door opens into the reception hallway which has a central heating radiator, doors leading to downstairs WC and open plan kitchen living area.

Open Plan Kitchen Living Dining Room

8.08m x 4.82m (26' 6" x 15' 10")

Undoubtedly one of the main selling features of this property is its stunning open plan living dining kitchen area. The kitchen has quartz preparation surfaces with inset one and a half composite sink with adjacent drainer and chrome mixer tap over with matching quartz upstand. A range of cupboards and drawers beneath with integrated dishwasher, electric combi fan assisted oven and grill with microwave feature and warming drawer beneath, fan assisted oven and grill, fridge freezer, washer dryer and a four ring gas hob over with extractor fan. Undercounter LED lighting. Worcester Bosch combination boiler and sealed unit double glazed windows in uPVC frames to front.

The living area has a central heating radiator and sealed unit double glazed windows and French doors to rear.

Staircase to the first floor with useful under stair storage cupboard.

WC

The guest cloakroom has a pedestal wash hand basin with chrome mixer tap over, tile splashback, low-level WC, central heating radiator, sealed unit double glazed opaque window in UPVC frame to front and electric circuit board.

First Floor

Landing

On the first floor landing there are doors off to the bedrooms and family bathroom plus a useful store cupboard. Loft hatch. Sealed unit double glazed opaque window in uPVC frame to side.

Bedroom One

3.01m x 2.99m (9' 11" x 9' 10")

There is a central heating radiator, sealed unit double glazed windows in UPVC frames to front and useful built-in mirrored wardrobes with sliding doors.

En Suite

White suite comprising pedestal wash hand basin with chrome mixer tap over with tile splashback, low-level WC and double shower cubicle with chrome mains shower over. Electric extractor fan and shaver point, sealed unit double glazed opaque window in UPVC frame to front and a wall mounted mirrored cabinet.

Bedroom Two

2.73m x 2.62m (8' 11" x 8' 7")

Central heating radiators and sealed unit double glazed window to rear.

Bedroom Three

2.73m x 2.00m (8' 11" x 6' 7") Central heating radiators and sealed unit double glazed window to rear.

Family Bathroom

2.05m x 1.62m (6' 9" x 5' 4") White suite comprising pedestal wash hand basin with chrome mixer tap over, low-level WC, bath with chrome mixer tap over, part-tiled walls with wall mounted LED mirror and an electric extractor fan.

Outside

Outside to the front of the property is a double tarmac driveway providing off-street parking, with decorative planting.

To the rear of the property is a spacious and well-presented garden comprising patio seating area with laid lawn with timber fence surround, timber shed and outside tap.

Additional Information

The build was completed in 2020, meaning it is still covered by the build NHBC guarantee.

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.

3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4: Potential buyers are advised to recheck the measurements before committing to any expense.

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.

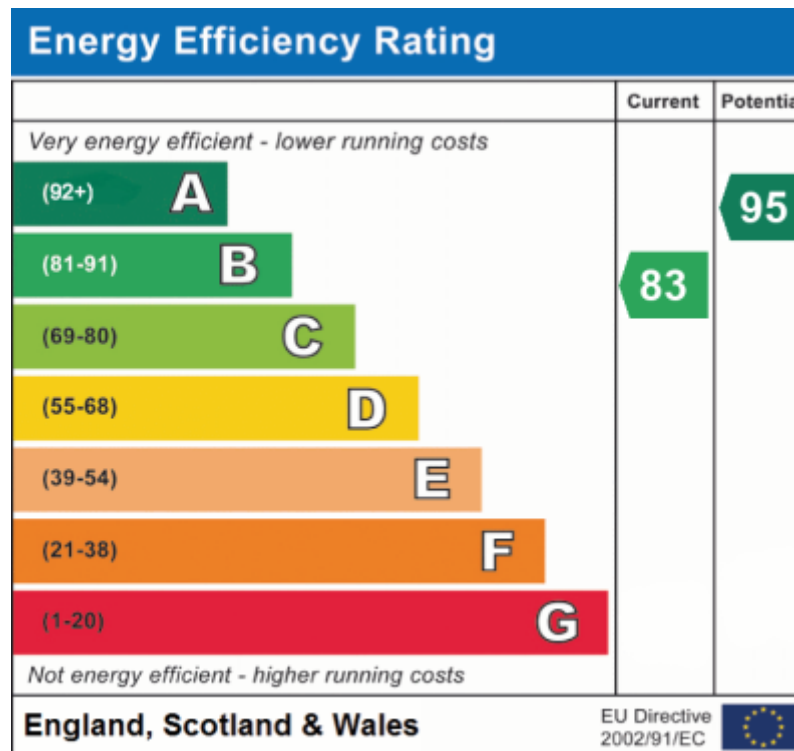
6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





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

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