



£400,000

Sycamore Way, Ashbourne DE6 3GX

Detached House | 4 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- Four Bedroom Detached House
- No Upward Chain
- Master Bedroom With En Suite Shower Room
- Contemporary Kitchen Diner
- Single Detached Garage & Driveway Parking
- Open Aspect To The Front, With Countryside Views
- Cul De Sac Location In Popular Village Location
- Spacious Dual Aspect Living Room
- Built by 'Cameron Homes' in 2021 with NHBC Build Warranty Remaining

## Property Description

Offered for sale with NO UPWARD is this modern four-bedroom family home set in an enviable end-of-cul-de-sac position with countryside views, an enclosed garden and detached garage, conveniently located in the popular village of Brailsford, close to Ashbourne.

## Main Particulars

Sycamore Way presents an exceptional opportunity to acquire a modern family home, enjoying an enviable end-of-cul-de-sac position with additional frontage and open countryside views to the front. Designed for contemporary living, the property also benefits from an enclosed rear garden and a single detached garage, offered for sale with NO UPWARD CHAIN.

The accommodation is thoughtfully arranged and finished to a high standard throughout. A bright and spacious living room is complemented by a stunning open-plan kitchen and dining area, which truly forms the heart of the home. The modern kitchen is fitted with sleek cabinetry, granite work surfaces and a breakfast bar, creating a stylish yet practical space ideal for both everyday living and entertaining.

To the first floor, the property offers four well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a modern family bathroom.

Externally, the enclosed rear garden is of a generous size, providing a private and secure space for families and outdoor enjoyment. The property also benefits from a single detached garage and additional parking.

Situated in the highly regarded village of Brailsford, the property enjoys a convenient location just outside the charming market town of Ashbourne. Brailsford offers a range of local amenities including a well-respected primary school, village shop, public house, restaurant and further facilities, making it an ideal location for families and commuters alike.

The property is approximately four years old and remains covered by the remainder of the NHBC warranty, offering additional peace of mind to prospective purchasers.

### Ground Floor

#### Entrance Hallway

The property is entered via a welcoming entrance hallway with tiled flooring throughout, offering immediate access to the living room, the open-plan kitchen and dining area, a guest WC/cloakroom, and the staircase rising to the first floor.

#### Cloakroom

The guest cloakroom features a continuation of the tiled flooring from the entrance hallway and is fitted with a low-level WC and a wash hand basin.

#### Open-Plan Kitchen Diner

The impressive open-plan kitchen, dining and living area truly forms the heart of the home, offering a beautifully light and versatile space ideal for modern family living and entertaining. Enjoying open aspects to both the front and rear elevations, the room is filled with natural light and features patio doors that provide seamless access to the rear garden.

The space benefits from tiled flooring throughout and a TV point, enhancing both practicality and comfort. The contemporary kitchen is stylishly appointed with granite work surfaces incorporating a one-and-a-half bowl sink with feature mixer tap. Integrated appliances include a fridge freezer, dishwasher and cooker with induction hob, complemented by an extractor fan and sleek glass splashback.

The layout provides generous entertaining and dining space, further enhanced by a useful utility cupboard and additional storage cupboard, ensuring the room remains both functional and practical.

#### Living Room

The living room is a bright and spacious dual-aspect room, featuring uPVC double-glazed windows and French doors that provide direct access to the rear garden. The room also benefits from a TV point, making it an ideal space for both relaxation and entertaining.

#### First Floor

##### Landing

The first-floor landing is accessed via the staircase from the entrance hallway and provides loft access, along with doors leading to four bedrooms and the family bathroom.

##### Master Bedroom

The master bedroom is a well-proportioned and light-filled room, enjoying dual front and side aspects, with far-reaching countryside views visible from the front elevation. The bedroom benefits from fitted wardrobes, a TV point, and access to a modern en-suite shower room.

##### En-Suite

The en-suite shower room features an obscured window to the front elevation and is fitted with a wall-mounted hand basin, WC, and an enclosed shower unit with aqua boarding, a rainfall showerhead, and an additional handheld shower. The room is finished with part-tiled walls and a chrome towel rail.

##### Bedroom Two

With a window offering a wonderful open aspect to the front elevation, along with a wall-mounted TV point and space for bedroom furniture.

##### Bedroom Three

With a window to the rear elevation, a TV point, and space for bedroom furniture.

##### Bedroom Four

With a window to the rear elevation, a TV point, and space for bedroom furniture.

##### Family Bathroom

The family bathroom features an obscured window, part-tiled walls, and a tiled floor. It is fitted with a wall-mounted hand wash basin, WC, and a bath with a glass shower screen and overhead shower, complemented by a chrome radiator.

#### External

## Garage

The single detached garage is fitted with power and lighting and features an up-and-over door for convenient access.

## Outside

Situated in a desirable end-of-cul-de-sac position, the property enjoys additional frontage with a block-paved and tarmac driveway providing parking for approximately three vehicles. The front garden is mostly laid to lawn with some planting and offers a wonderful open aspect with far-reaching countryside views, as well as access to the garage and a side gate leading to the rear garden.

The rear garden is fully enclosed and mostly laid to lawn, complemented by a brick wall with feature fencing and a paved patio area, creating an ideal space for outdoor entertaining and family enjoyment.

## 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.





## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		94
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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