





**** STAMP DUTY PAID (£9750) ****
 HIGH SPECIFICATION FAMILY HOME IN
 THE POPULAR VILLAGE OF BRAILSFORD

**** 1,425 sqft ****

Open-plan kitchen and family area with
 French doors to rear garden.
 Four spacious bedrooms around a
 central staircase.
 Utility room with side door access
 Built-in wardrobes and en suite to
 master bedroom
 Living room with feature bay window
 and adjoining study room
 Double garage and driveway with two
 parking spaces

Heywood

4 BEDROOM HOME

Plots 1, 5, 15

4

2

1,425 sqft

A expected energy rating

2 spaces

Core characteristics

- Open-plan kitchen and family area with French doors to rear garden
- Utility room with side door access
- Living room with feature bay window and adjoining study room
- Solar PV panels

- Four spacious bedrooms around a central staircase
- Built-in wardrobes and en suite to master bedroom
- Double garage and driveway with two parking spaces







At a glance...

- 28 thoughtfully designed homes
- 2, 3 and 4-bedroom homes
- Modern, rural living
- 10 minutes to Ashbourne
- Built by a 5* housebuilder

A connected, countryside community

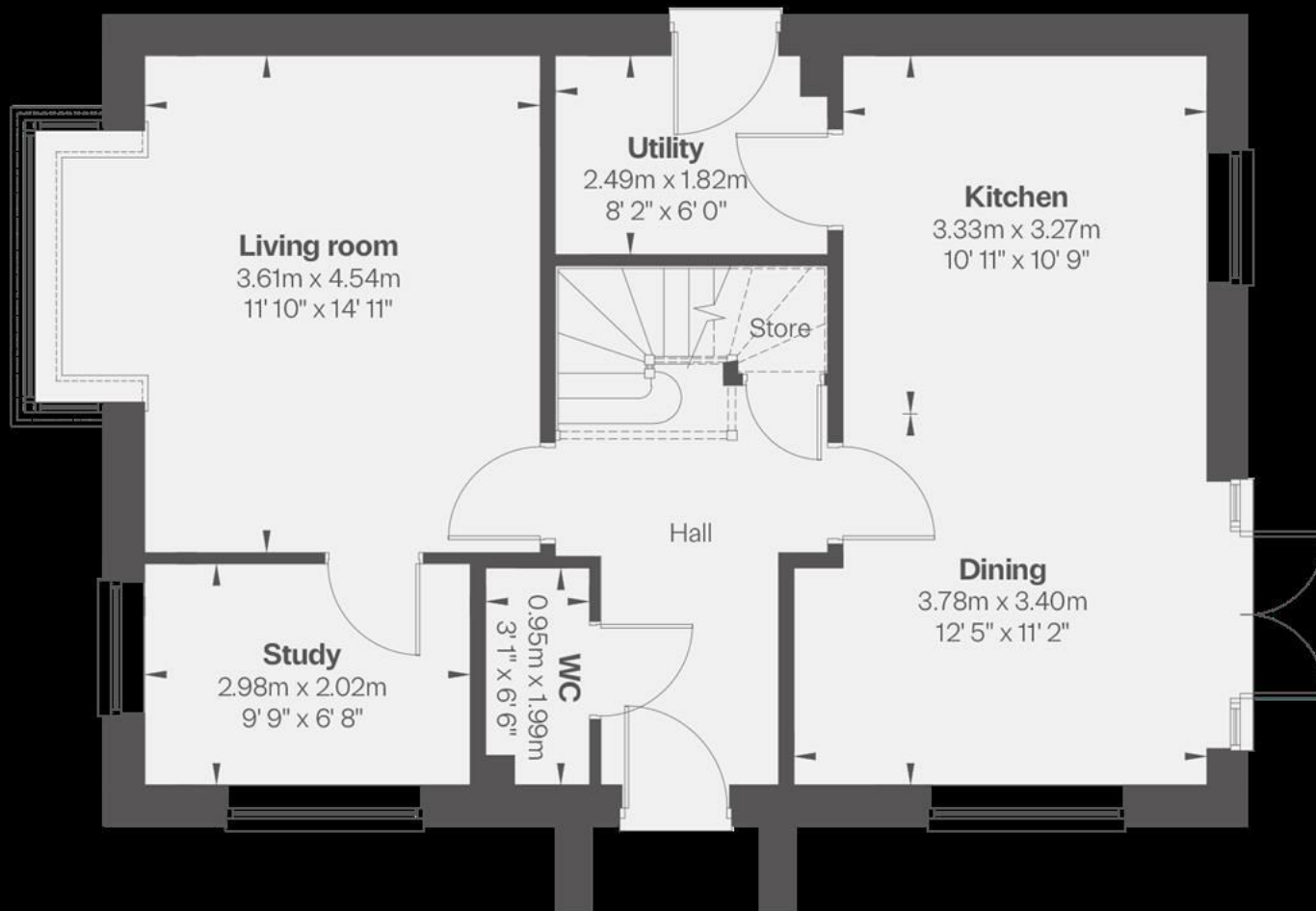
The Laurels sits on the edge of the popular village, Brailsford. With an active **community hall, primary school, pub and sports clubs**, the development **is a vibrant hub** for local people of all ages. Whether it's joining a local Scouts group, participating in one of the many craft clubs, becoming a member of the golf club or supporting the vibrant community events, you'll feel a true sense of belonging from the moment you arrive.

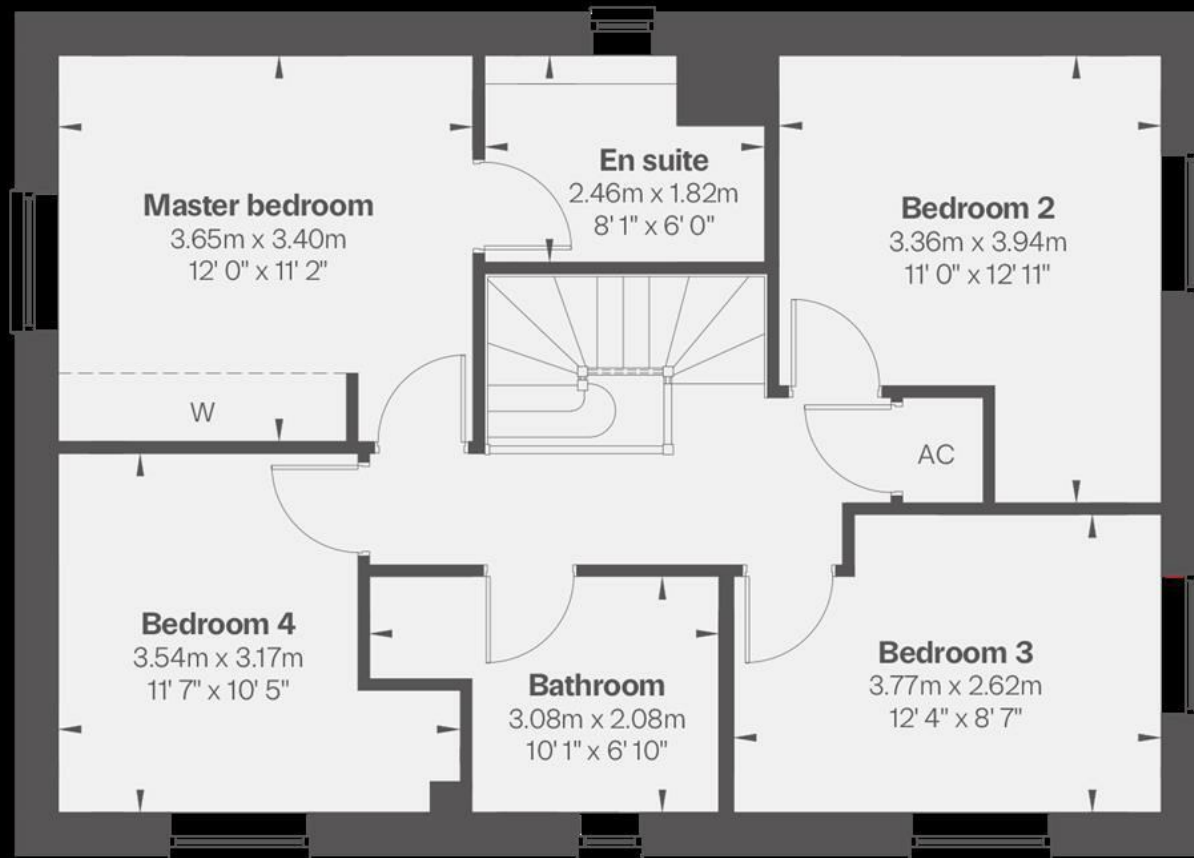
With **easy access to the A52**, whether you're working in Ashbourne, Derby, or further afield, you can enjoy the calm of semi-rural life while staying well-connected to everything you need. Families choose The Laurels not only for the relaxed, out-of-town lifestyle it offers but also because being located opposite the **village primary school** means the school run becomes more convenient.

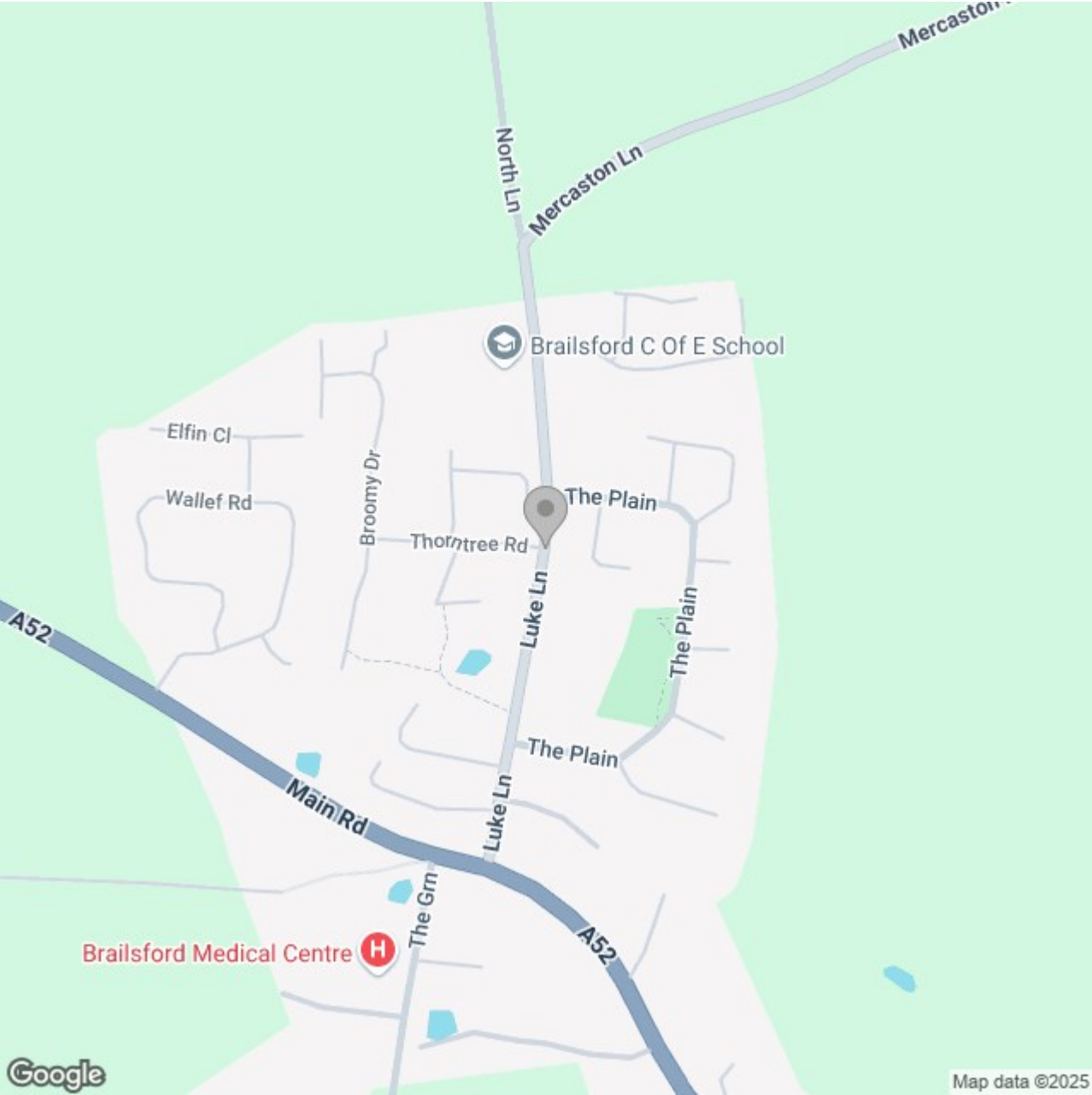
Welcome to The Laurels

With far-reaching rural views, The Laurels, Brailsford is in proximity to stunning walking trails, and a welcoming village community, this new neighbourhood of 28 thoughtfully-designed two, three and four-bedroom homes offers more than just a home - it's a lifestyle. Here, you can find the calm of rural living while still having easy access to local shops, schools, and major transport routes.









Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC