



Annesley

2 BEDROOM HOME

Plans 6, 7, 23, 24, 31, 32

- 2
- 1
- 783 sq ft
- A inspected energy rating
- 2 spaces

Core characteristics

Living room with French doors to rear garden

Energy efficient for lower bills

Solar PV panels

Two parking spaces



Annesley Luke Lane

Brailsford, Ashbourne, DE6 3GW

**** IDEAL FIRST TIME BUY **** TWO BEDROOM HOME IN POPULAR LOCATION **** SOLAR PANELS ****

Flooring and appliances included

Living room with French doors to rear garden

Two bedroom and a bathroom

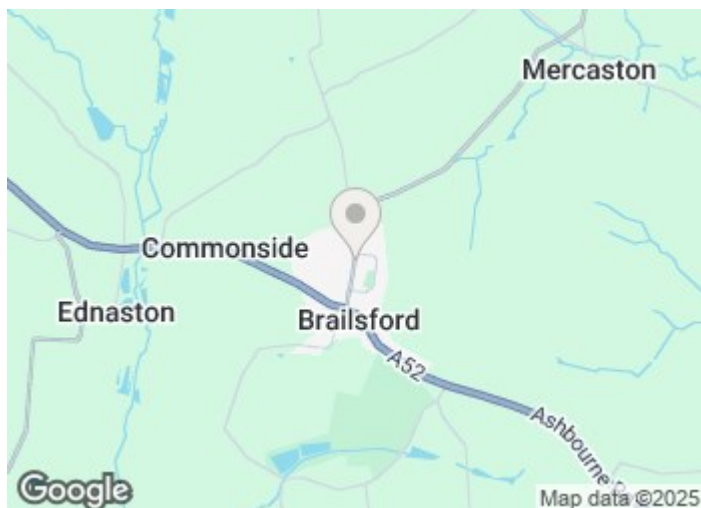
Two parking spaces

783 sq ft

£267,500

Annesley Luke Lane

Brailsford, Ashbourne, DE6 3GW



Directions



A connected, countryside community

The Laurels sits on the edge of the popular village, Brailsford. With its active **community hall, primary school, pub and sports clubs**, the village 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 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 that school run becomes more convenient.



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

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.



Floor Plan



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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		