







\*\*\*\* BRAND NEW THREE BEDROOM  
PROPERTY \*\*\*\* HALL, CLOAKROOM,  
LOUNGE WITH DOORS ONTO THE  
GARDEN, FITTED KITCHEN, THREE  
BEDROOMS, BATHROOM & EN SUITE.  
SOLAR PANELS, GARDEN.

# Birch

3 BEDROOM HOME

Plots 3, 4

- 3
- 2
- 880 sqft
- A expected energy rating
- 2 spaces

**Core characteristics**

- Open-plan kitchen, living and dining area with French doors to rear garden
- Modern kitchen with island unit
- Downstairs WC
- Solar PV panels
- En suite to master bedroom









### *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

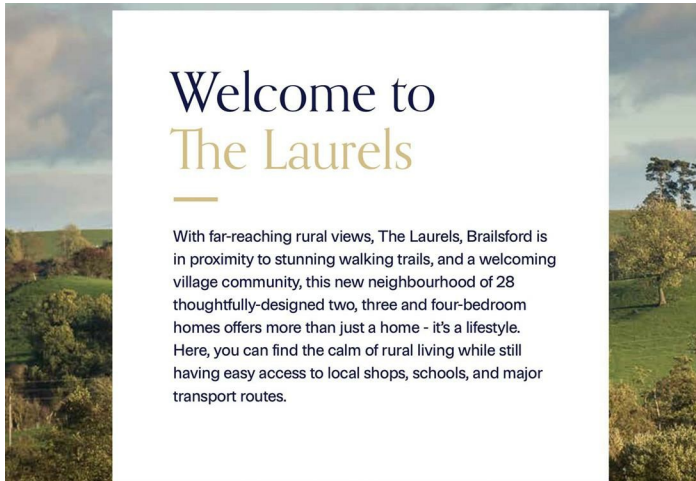
# A connected, countryside community

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.





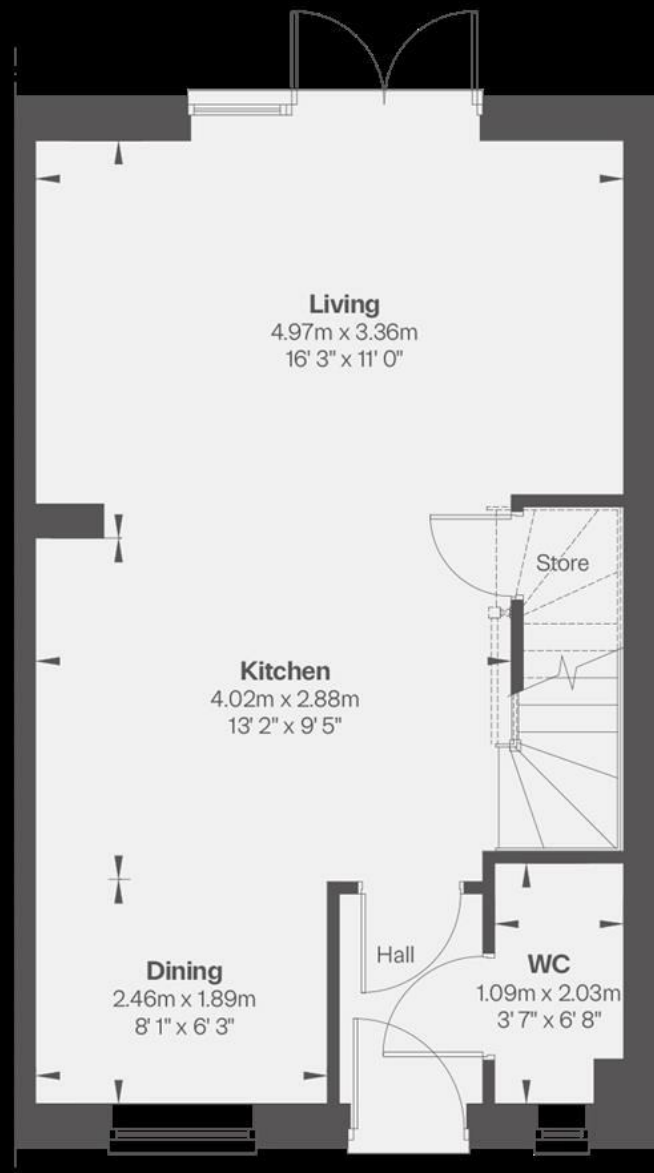


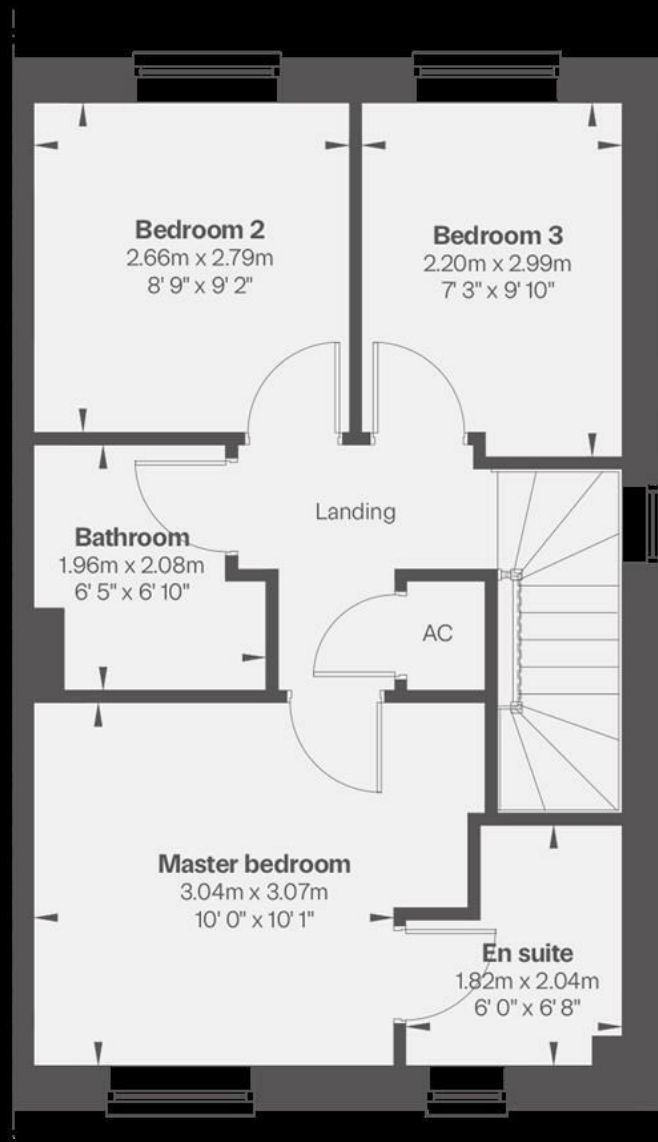




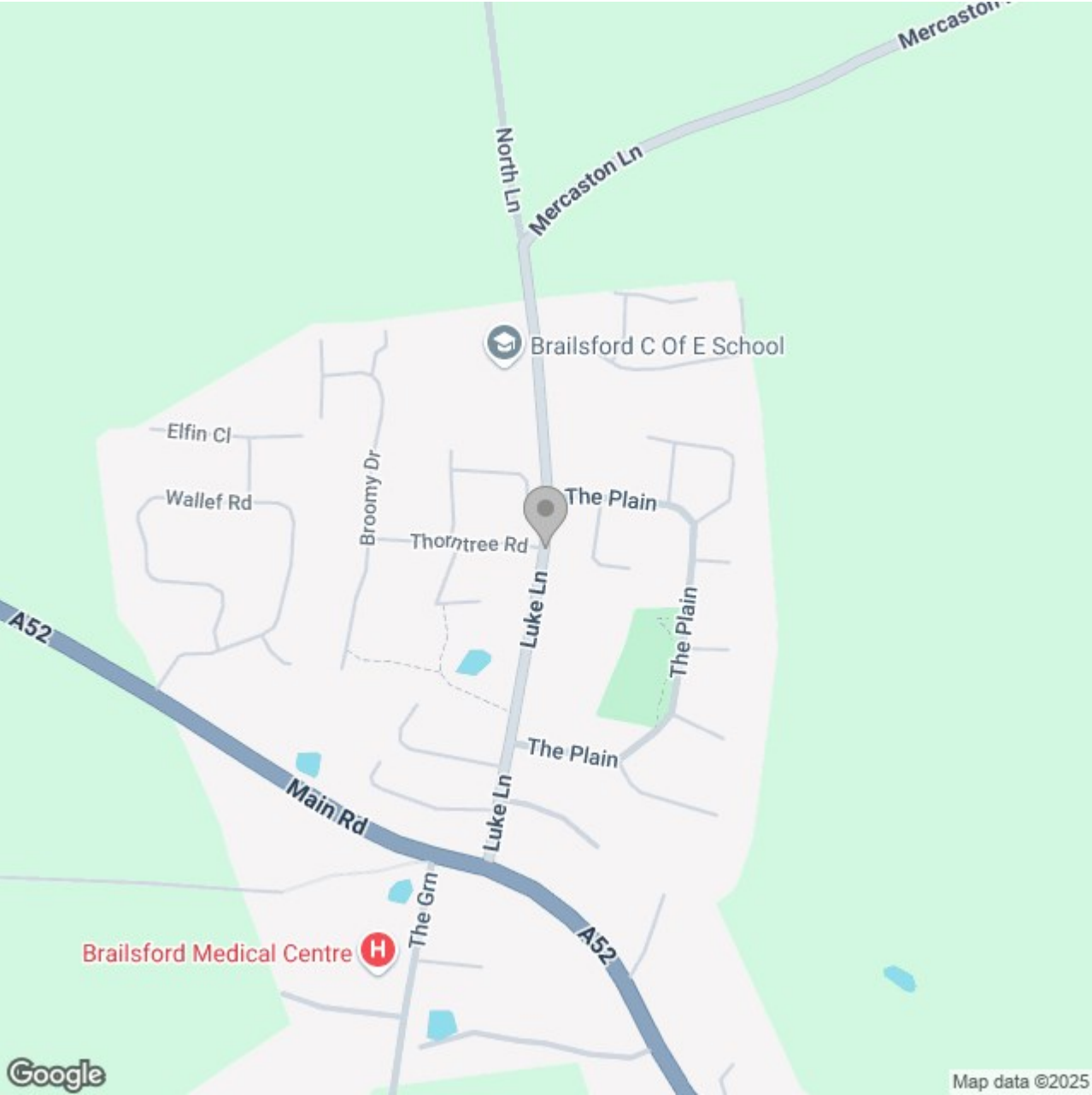












### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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>		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC