



## A connected, countryside community

The Laurels sits on the edge of the popular village, Brailsford. With active community hall, primary school, pub and sports clubs, it is a vibrant hub for local people of all ages. Whether it's joining a Scouts group, participating in one of the many craft clubs, becoming a member of the golf club or supporting the vibrant community event 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 school run becomes more convenient.

## The Birch Luke Lane Brailsford, Ashbourne, DE6 3GW

\*\*\*\* AVAILABLE BEFORE CHRISTMAS \*\*\*\* £10,000 TOWARDS DEPOSIT \*\*\*\* OVER £8000 WORTH OF UPGRADES \*\*\*\* BRAND NEW CAMERON DESIGN THREE BEDROOM PROPERTY \*\*\*\* hall, cloakroom, lounge with doors onto the garden, fitted kitchen, three bedrooms, bathroom & en suite. solar panels, garden. CALL ABODE FOR A VIEWING APPOINTMENT 01335 300600

£285,000

# The Birch Luke Lane

Brailsford, Ashbourne, DE6 3GW



## INFORMATION



Directions



*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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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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		