







\*\*\*\* £10,000 TOWARDS MOVING COSTS  
 \*\*\*\* 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.

# 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





## INFORMATION

### Kitchen finishings

British designed and manufactured kitchen  
Premium Bosch and Electrolux appliances\*  
Downlighters to kitchen  
Boiler housings  
Bathroom finishings

### Ideal Standard sanitaryware

Porcelanosa wall tiling to the bathroom, master en suite and cloakroom as standard  
Porcelanosa floor tiling to the bathroom\*, master en suite\* and cloakroom\*  
Flow restrictors to showers  
Vanity units to master en suite  
Interior finishings

Panel grained cottage style doors  
Ovolo moulding skirting and architrave  
Ash/Oak handrail to staircase  
Compact style radiators with TRV's  
Built in wardrobe to master bedroom with sliding doors\*  
Electrical and lighting

Downlight with PIR to front and rear  
Hive Heating & Hot Water Thermostat  
Hive mini hubless thermostat – secondary source  
Hagar USB power sockets\*  
Media Plate and TV point installed  
Ring wired doorbell\*  
Outside tap\*  
Exterior finishings



Slabs to rear of plot  
Turf to front  
PV Panels  
PVCu double glazed windows  
Electric vehicle chargers  
Energy-Saving features  
Photo voltaic “solar” panels  
Flow restrictors to showers  
Hive heating and hot water thermostat  
Electrical vehicle (EV) chargers  
Enhanced insulation of walls, roof and ceilings for reduced





### *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 bills and more  
Battery storage\*  
Waste water heat recovery systems  
Peace of mind

Two year fixtures and fittings warranty with Cameron  
Homes

Ten year NHBC warranty on the structure of your home

All homes built to the New Homes Quality Code standard

Speak to a sales advisor to discuss the personalisation  
options for your chosen home.

\*Optional extra

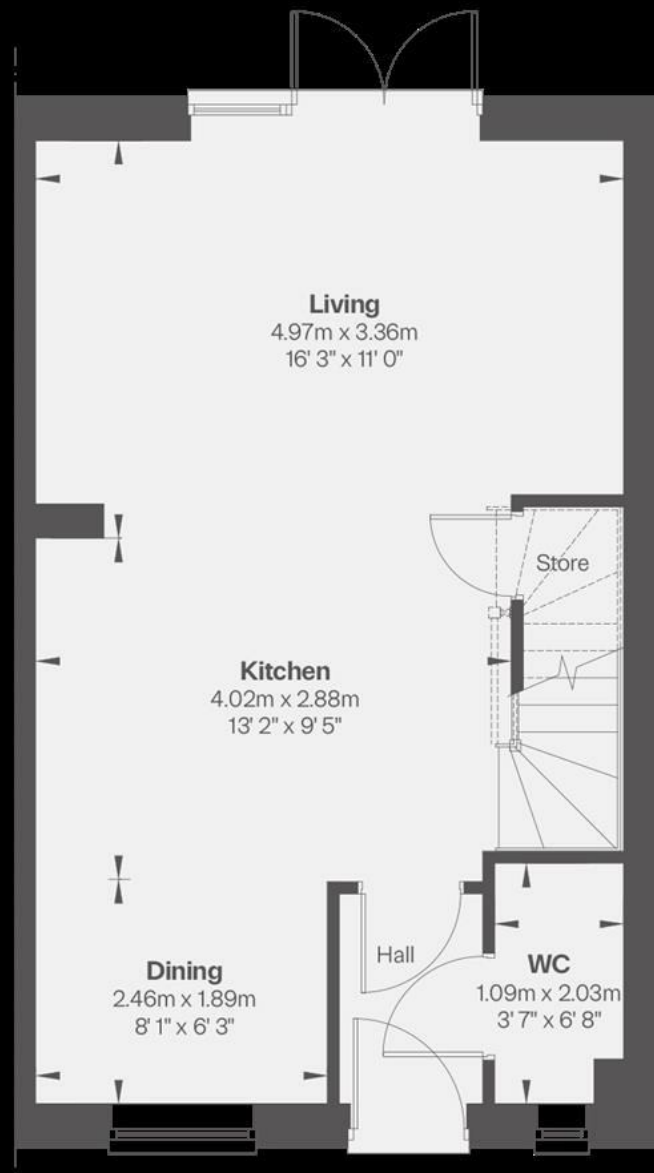


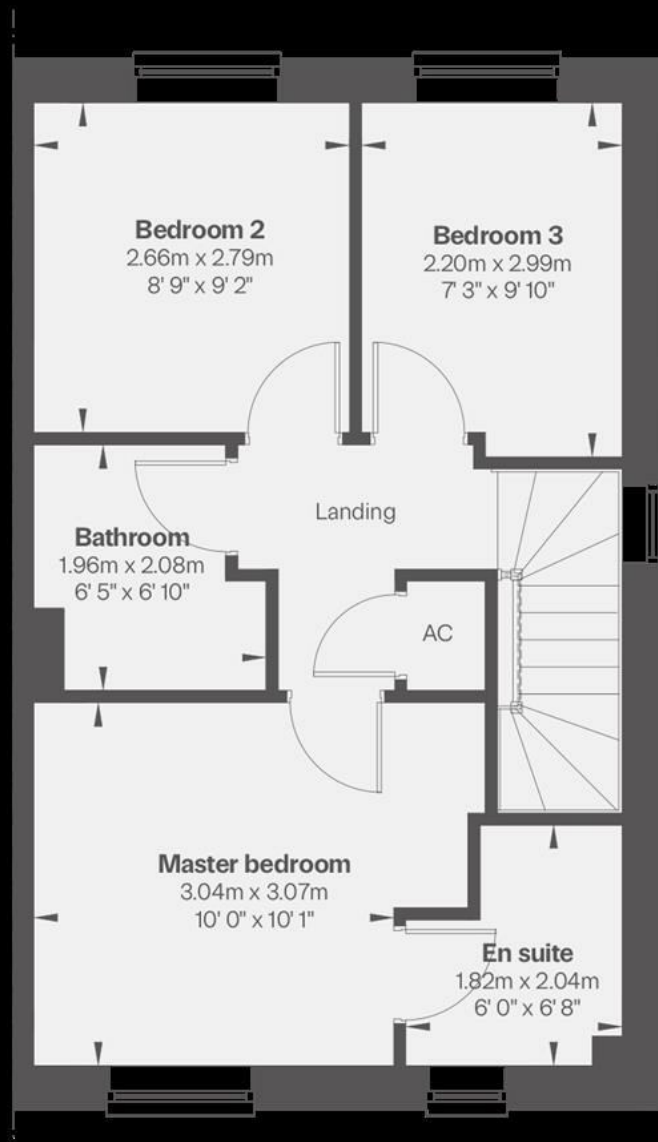




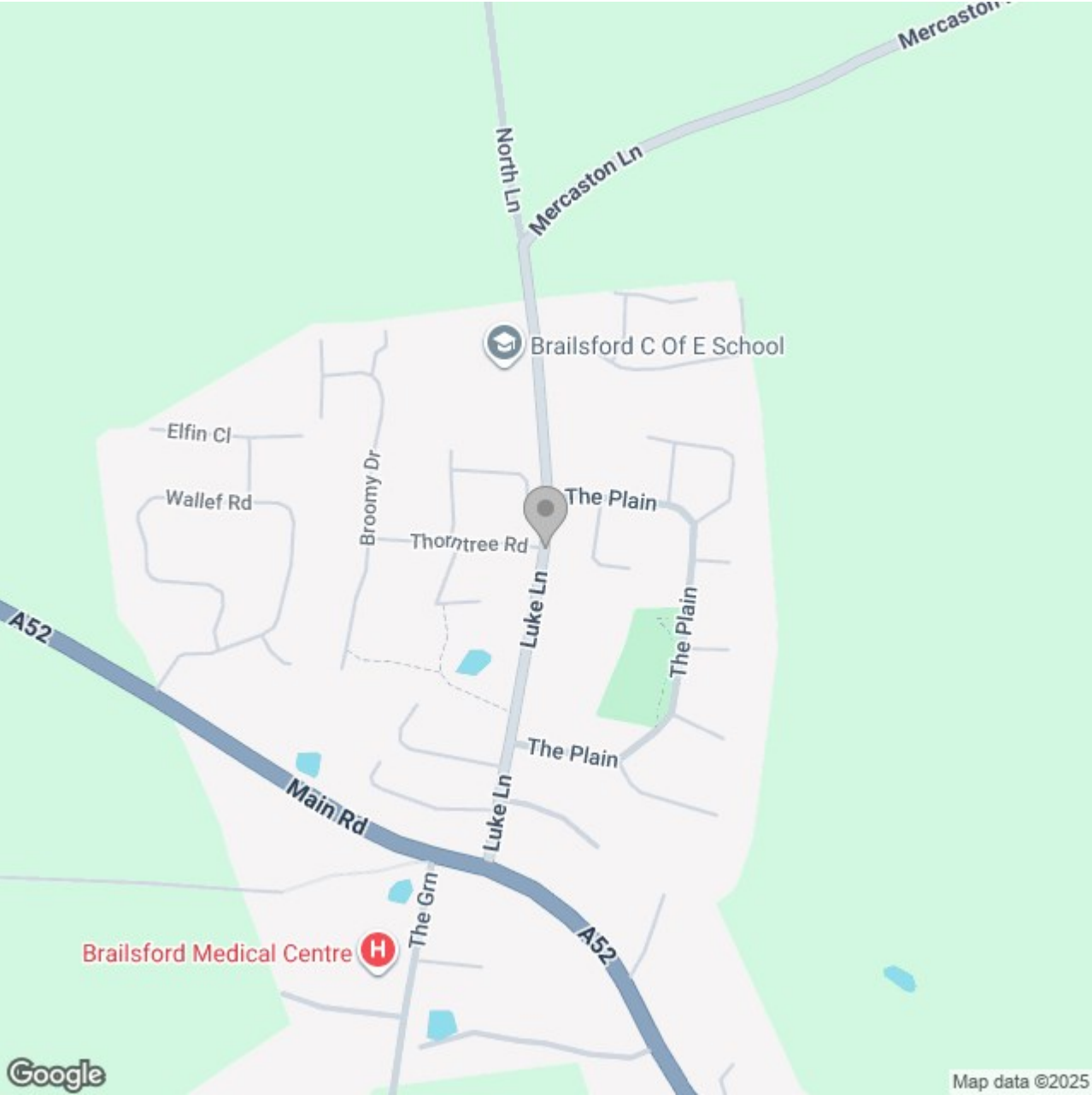












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 