



## The Birch Luke Lane

Brailsford, Ashbourne, DE6 3GW

\*\*\*\* £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.

£299,995

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## INFORMATION



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...

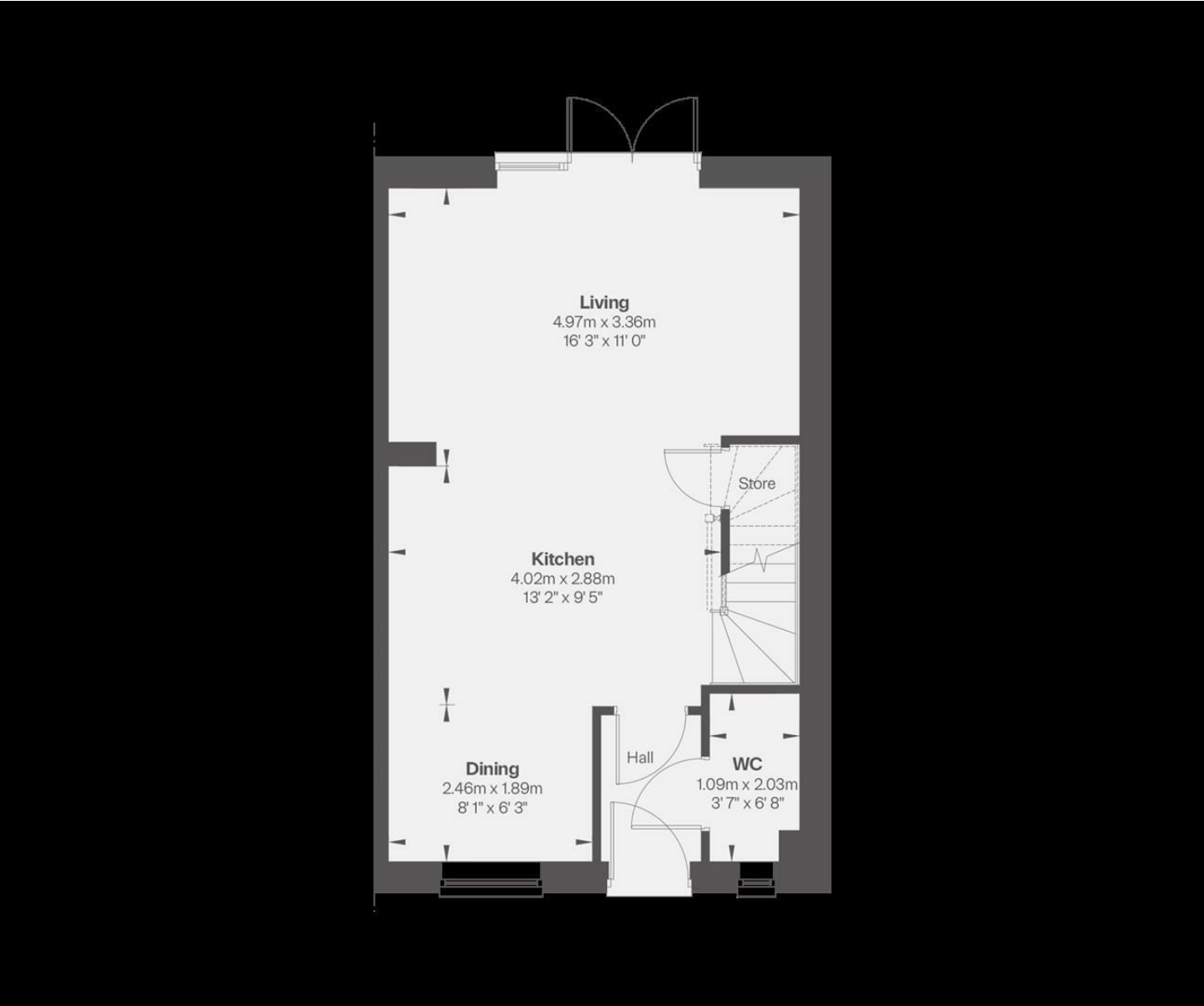
- 28 thoughtfully designed homes
- 2, 3 and 4-bedroom homes
- Modern, rural living
- 10 minutes to Ashbourne
- Built by a 5\* housebuilder

## 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



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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		
<b>England &amp; Wales</b> <div>             EU Directive 2002/91/EC              </div>		