





Barton PLOT 9



Detached



3 bedrooms



325,000



2



848 sq.ft.

Last bungalow available - don't miss out

With a stylish open-plan kitchen and living area designed for entertaining, the Barton gives you the perfect reason to invite over.

- Open-plan kitchen and family area with French doors onto garden
- En suite to master bedroom
- Solar PV panels
- Separate utility space

**** READY FOR COMPLETION BEFORE CHRISTMAS. £10,000 MOVING COTS PAID FOR A RESERVATION IS SEPTEMBER

**** DON'T MISS OUT ****

**** LAST REMAINING CAMERON BUILT BUNGALOW **** HIGHLY REGARDED

VILLAGE LOCATION **** High

specification detached bungalow

offering a hallway, open plan living and

dining kitchen, three bedrooms, en suite

shower room and a bathroom. Garden

and a drive. CALL ABODE TO MAKE

ARRANGEMENTS TO VIEW 01335 300600

and photography for illustrative use only.

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.



INFORMATION

Kitchen finishings

British designed and manufactured kitchen
Premium Bosch or Electrolux appliances including built-in oven and induction hob, fully integrated fridge freezer* and integrated dishwasher*
Your choice of kitchen finishes including work surfaces, cupboard doors, handles and splashback*
Down lighters to the kitchen for added ambience

Bathroom finishings

Ideal Standard sanitaryware with Aqualisa finishes
Porcelanosa wall tiling to the bathroom, master en suite and cloakroom as standard
Porcelanosa floor tiling to the bathroom*, cloakroom* and master en suite*
Chrome towel radiator to master en suite*
Vanity units to master en suite or alternative*

Electrical and lighting

Hagar USB double power sockets*
Electric in-wall toothbrush charger to master en suite*
Entrance lighting with LED downlight to front and rear
Power point and light within loft
Media plate and TV point installed
Ring wired doorbell*
Energy saving features

Photo voltaic panels with optional battery storage
Enhanced insulation of walls, roof and ceilings for



THE LAURELS BRAILSFORD



reduced energy bills and more comfortable living
Flow restrictors to showers
Hive heating and hot water thermostat
Double-glazed windows for improved insulation
Electrical Vehicle (EV) chargers
Exterior finishings

Outside tap*

Patio slabs and turf* to the front and rear gardens

*Optional extras and dependant on build status.



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**, this 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 events, you'll feel a true sense of belonging from the moment you arrive.

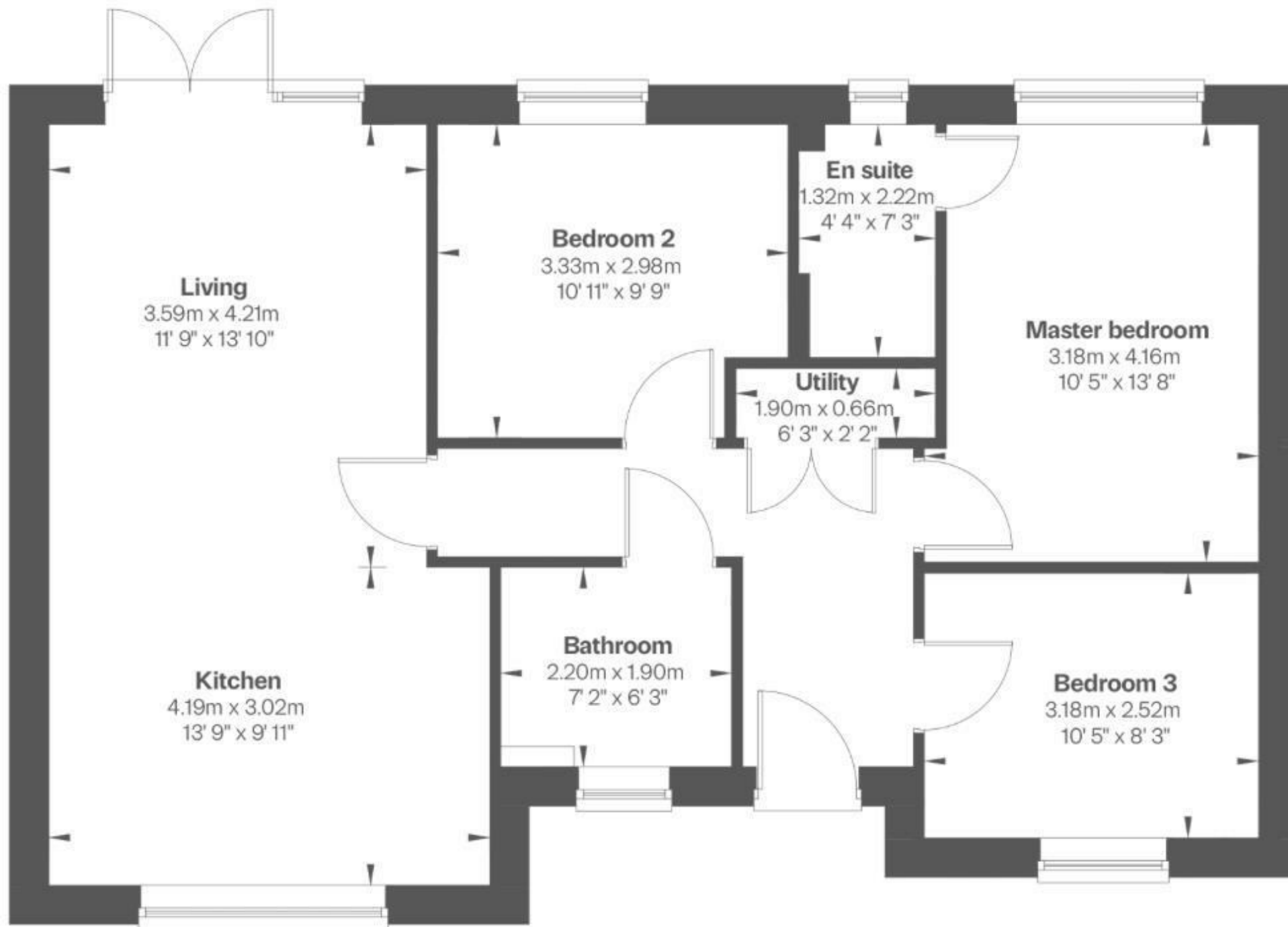
With **easy access to the A52**, whether you're working in Ashbourne, Derby, or further afield, you can enjoy the calm of semi-rural life while staying well-connected to everything you need. Families choose The Laurels not only for the relaxed, out-of-town lifestyle it offers but also because being located opposite the **village primary school** means the school run becomes more convenient.

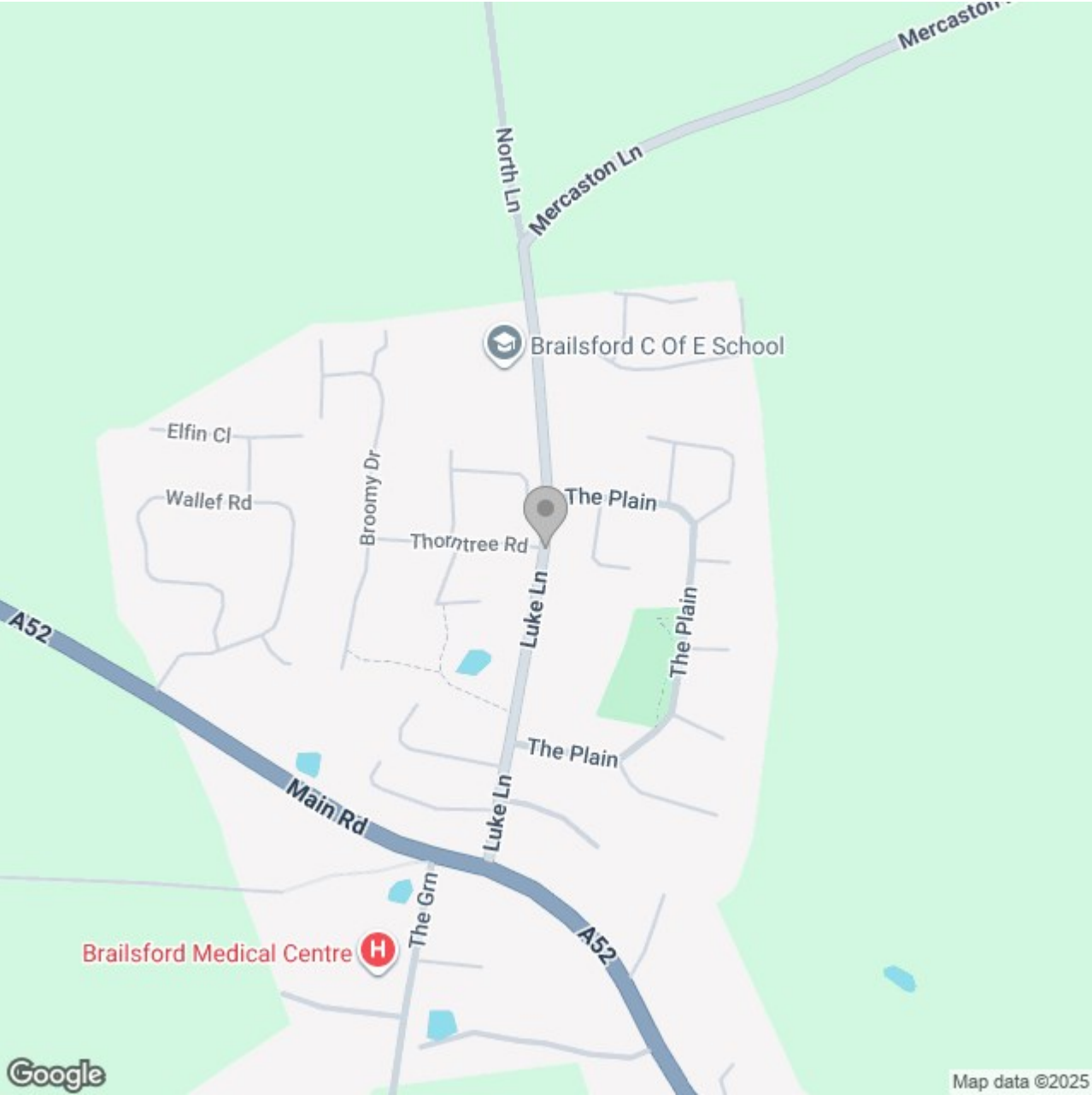


At a glance...

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

Your home also comes with a 10-year warranty for added peace of mind.





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 