



Godwin Luke Lane

Brailsford, Ashbourne, DE6 3GW

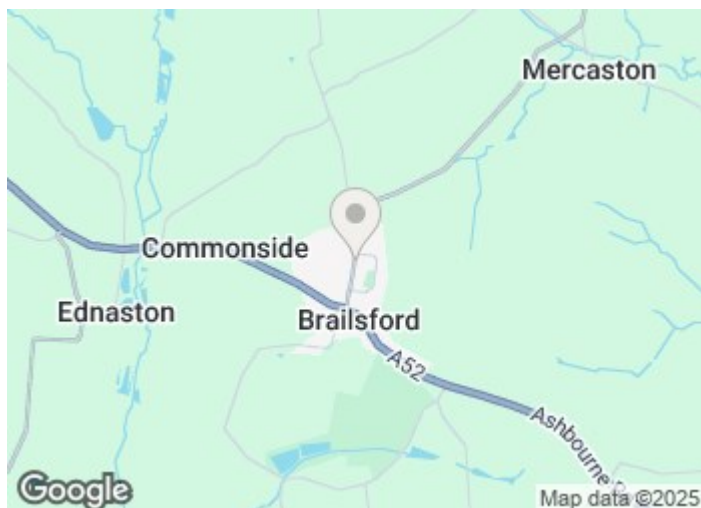
**** FULL STAMP DUTY PAID AT £12,750 **** OVER £4,500 worth of Luxury upgrades including quartz worktop & upgraded Kitchen & an options voucher of £7,500 to complete the property with flooring of your choice ****

The Godwin is an impressive executive family home in the popular village of Brailsford. In brief the property offers a hallway, guest cloakroom, open plan living and dining kitchen with utility room, plus a separate sitting room. The first floor offers four bedrooms, master with an en suite shower room and a family bathroom. Garden, drive and a single garage. CONTACT ABODE FOR MORE INFORMATION 01335 300600.

£455,000

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Directions

Godwin

3 BEDROOM HOME

Plots 10, 11, 13, 14



WHAT THE HOUSE OFFERS

- Open-plan kitchen, dining and family area with French doors to rear garden
- Separate utility with access to rear garden
- Separate living room with feature bay window
- Built-in wardrobes and en suite to master bedroom
- Separate study room
- Solar PV panels



THE LAURELS BRAILSFORD



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.

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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		