







\*\*\*\* RESERVE IN SEPTEMBER FOR  
£12,000 LUXURY UPGRADES AND STAMP  
DUTY AT £12,750

\*\*\*\* 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 MOFE INFORMATION 01335 300600.





# Godwin

3 BEDROOM HOME

Plots 10, 11, 13, 14



3



2



1,327 sqft



A expected energy rating



2 spaces

## Core characteristics

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





### *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.







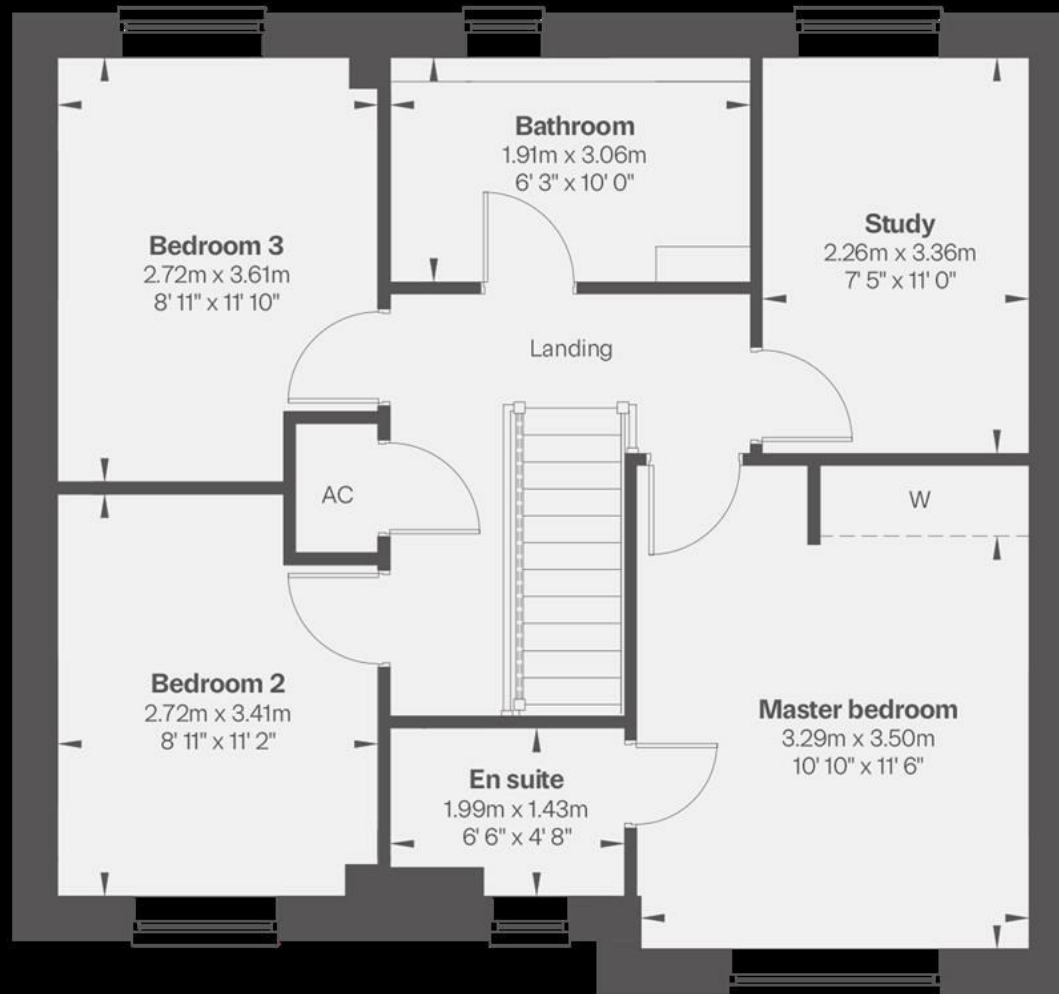




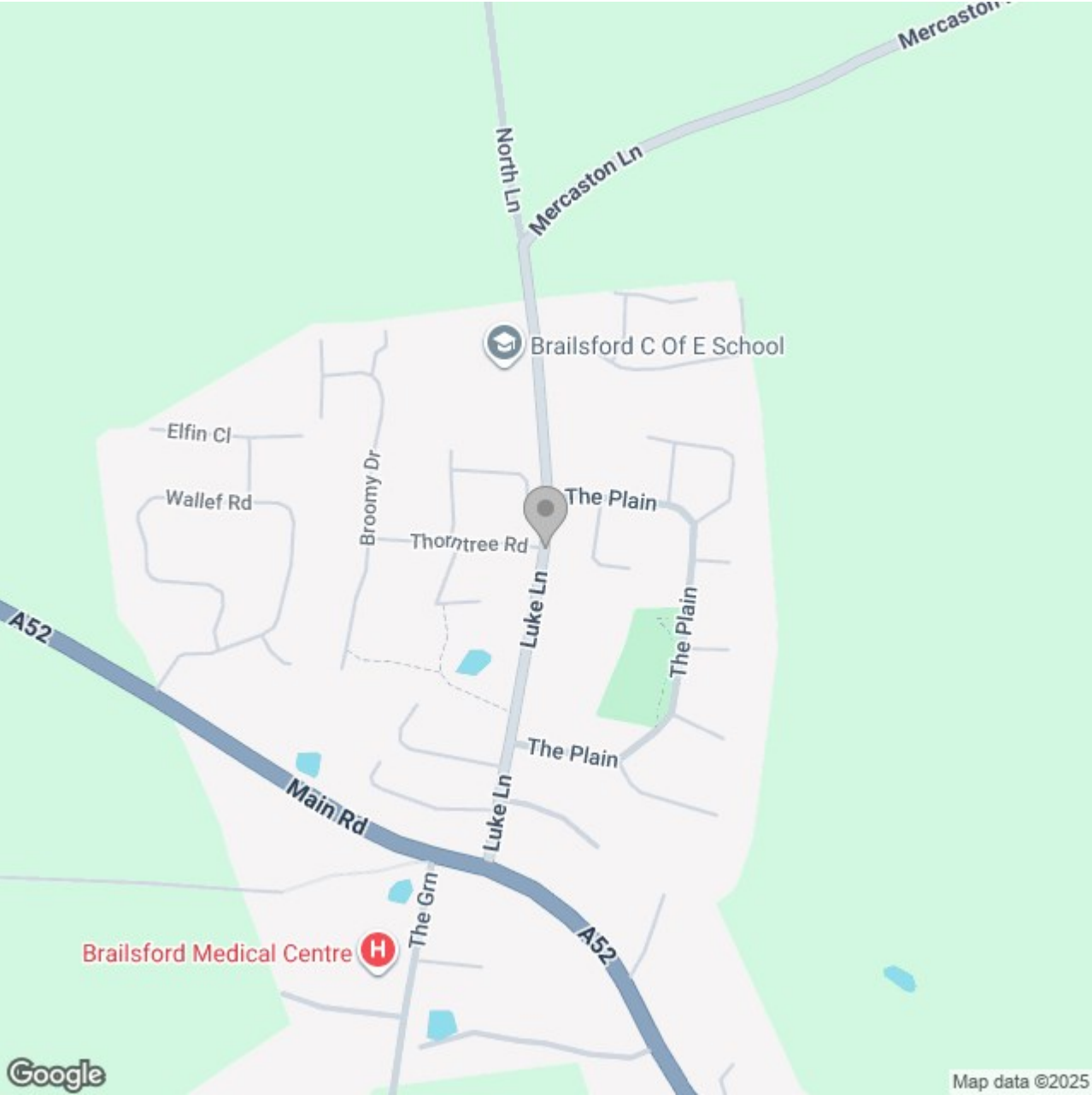












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 