







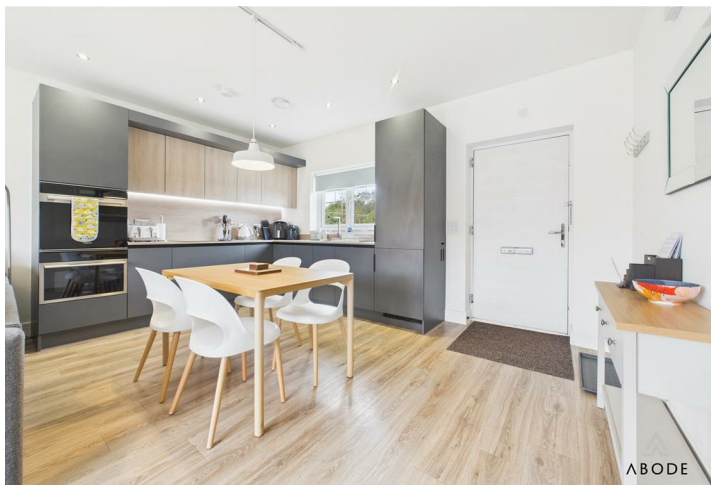
This modern two-bedroom detached bungalow, built in 2021, is located in the popular village of Brailsford between Derby and Ashbourne. Offered for sale with no upward chain.

At its heart is a bright open-plan living, dining and kitchen space. The kitchen has bespoke units with wood-block effect worktops and integrated appliances including oven, microwave, induction hob, fridge freezer, dishwasher and stainless-steel sink. LED downlighting, spotlights and chrome USB sockets add to the contemporary feel. Bi-folding doors open from the living area onto the rear patio, making the space light and welcoming.

A separate utility room provides storage, space for laundry appliances, the BAXI boiler, fibre connection and rear entry door. The main bedroom features mirrored fitted wardrobes and an en suite with walk-in shower, waterfall showerhead, floating basin, heated towel rail and full tiling. The second double bedroom also has fitted mirrored wardrobes. The family bathroom includes a bath with waterfall shower, glass screen, modern basin and WC.

Outside, there is an enclosed rear garden with timber fencing, a tandem driveway for two cars. The home is close to local amenities including a village store/post office, café, pub, doctor's surgery, primary school and a children's play area.

Viewing are strictly by appointment only.

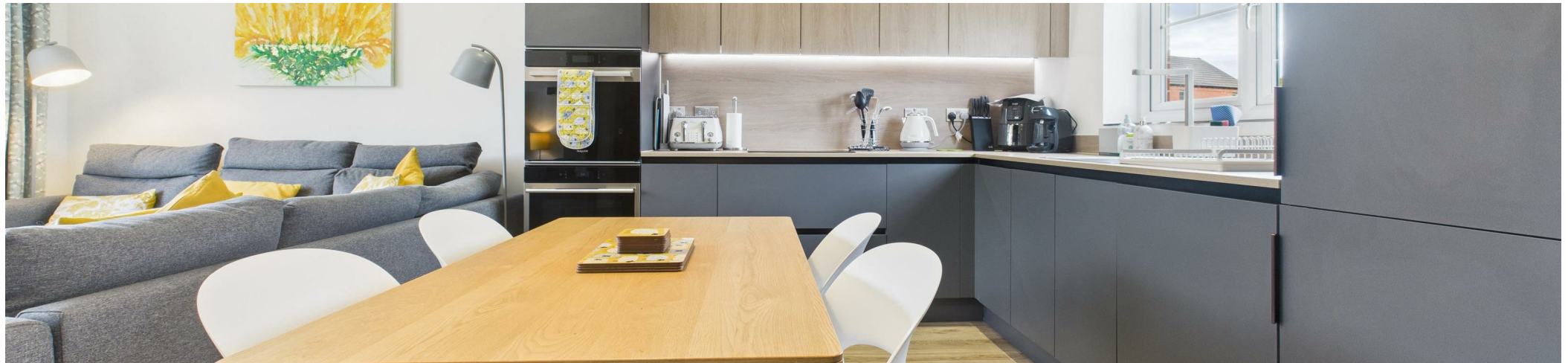




## Services & Info.

The property has LVT (luxury vinyl tile) flooring throughout, offering a stylish, durable and low-maintenance finish that is ideal for both residential use and as a holiday let. The current owners have successfully run the property as a holiday rental, generating £24,003 in income for the year until 31 March 2025, highlighting its strong investment potential. The sellers are also open to negotiating the sale of all furnishings, making it a ready-to-go option for either immediate occupation or continued use as a holiday home—interested parties are encouraged to enquire for further details.

Utility providers include British Gas for electricity and gas and Severn Trent for water. The development is managed by the Cotton Yard Management Company Ltd, with Gateway acting as the managing agent. We have been informed it is likely at some stage in the future, the estate residents will assume control of the management company. The current annual management charge is approximately £350, covering upkeep of communal areas and shared facilities.











## Living/Dining Kitchen

A contemporary open-plan space entered via a composite front door leading into a stylish kitchen area. The kitchen is fitted with a range of contemporary matching base and eye-level units and drawers, finished with wood-block effect drop-edge preparation surfaces. Integrated appliances include an oven and grill, microwave, induction hob with built-in extractor, inset stainless-steel sink with mixer tap, fridge freezer and dishwasher. The cabinetry incorporates soft-close pan and cutlery drawers, while LED downlighting, chrome USB socket points, a UPVC double-glazed window to the front elevation, ceiling spotlights, smoke alarm, extractor fan and dimmer-switch lighting complete the specification.

The living area offers a bright and welcoming space with a set of double-glazed bi-folding doors opening out to the rear patio. A designated TV area and access to the internal doors provide both comfort and functionality. Two central heating radiators complete and warm the room and as well as a Hive thermostat in the Living Area controlling the heating for this area, the utility room and the main bathroom.

## Utility Room

The utility room is fitted with a base storage cupboard with wood-block effect preparation surfaces and a composite double-glazed rear entry door. It includes a central-heating radiator and houses the central-heating combination BAXI boiler. There is plumbing and space for freestanding under-counter white goods, together with a fibre connection point, telephone point and electrical consumer unit. Additional features include a smoke alarm, ceiling spotlights and an extractor fan.

## Hallway

The hallway provides access to the loft via a hatch, smoke alarm and internal doors leading to the accommodation.

## Bedroom One

A well-proportioned double bedroom featuring a UPVC double-glazed window to the front elevation, central-heating radiator and a range of built-in fitted double wardrobes with mirrored fronts incorporating hanging rails and shelving. A Hive thermostat in controls the heating for this area, the en-suite and Bedroom Two And. An internal door leading to the en suite.

## En-suite

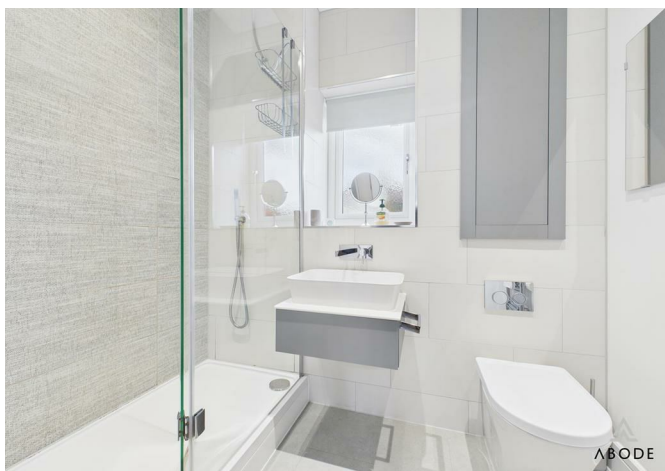
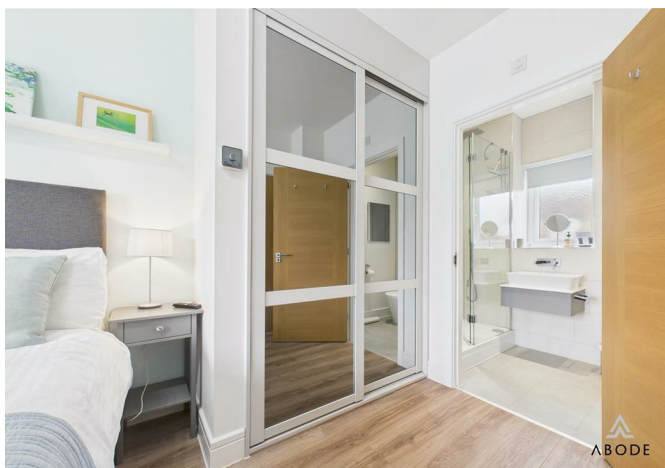
The en suite is fitted with a UPVC double-glazed frosted window to the rear elevation and comprises a contemporary three-piece shower suite including a low-level WC with continental flush, floating wash hand basin with bespoke mixer tap and a double walk-in shower cubicle with glass screen, complemented by a waterfall showerhead. There is tasteful tiling to shower area and rear wall, a chrome heated towel radiator, ceiling spotlights and an extractor fan.

## Bedroom Two

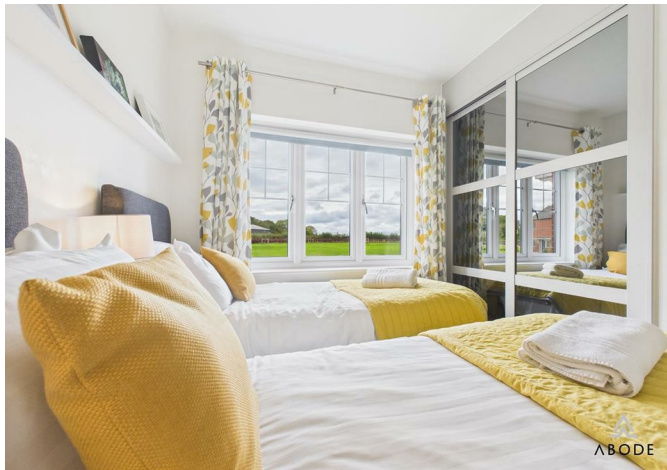
The second bedroom includes a UPVC double-glazed window to the front elevation, central-heating radiator and a range of bespoke fitted wardrobes with mirrored fronts incorporating hanging rails and shelving.

## Bathroom

The family bathroom benefits from a UPVC double-glazed frosted window to the rear elevation and features a modern three-piece suite comprising a low-level WC with continental flush, wash hand basin with bespoke mixer tap and a bath unit with waterfall showerhead, glass screen and extendable showerhead attachment. Complementary tiling to the floor and walls, a chrome heated towel radiator, ceiling spotlights and an extractor fan complete the room.











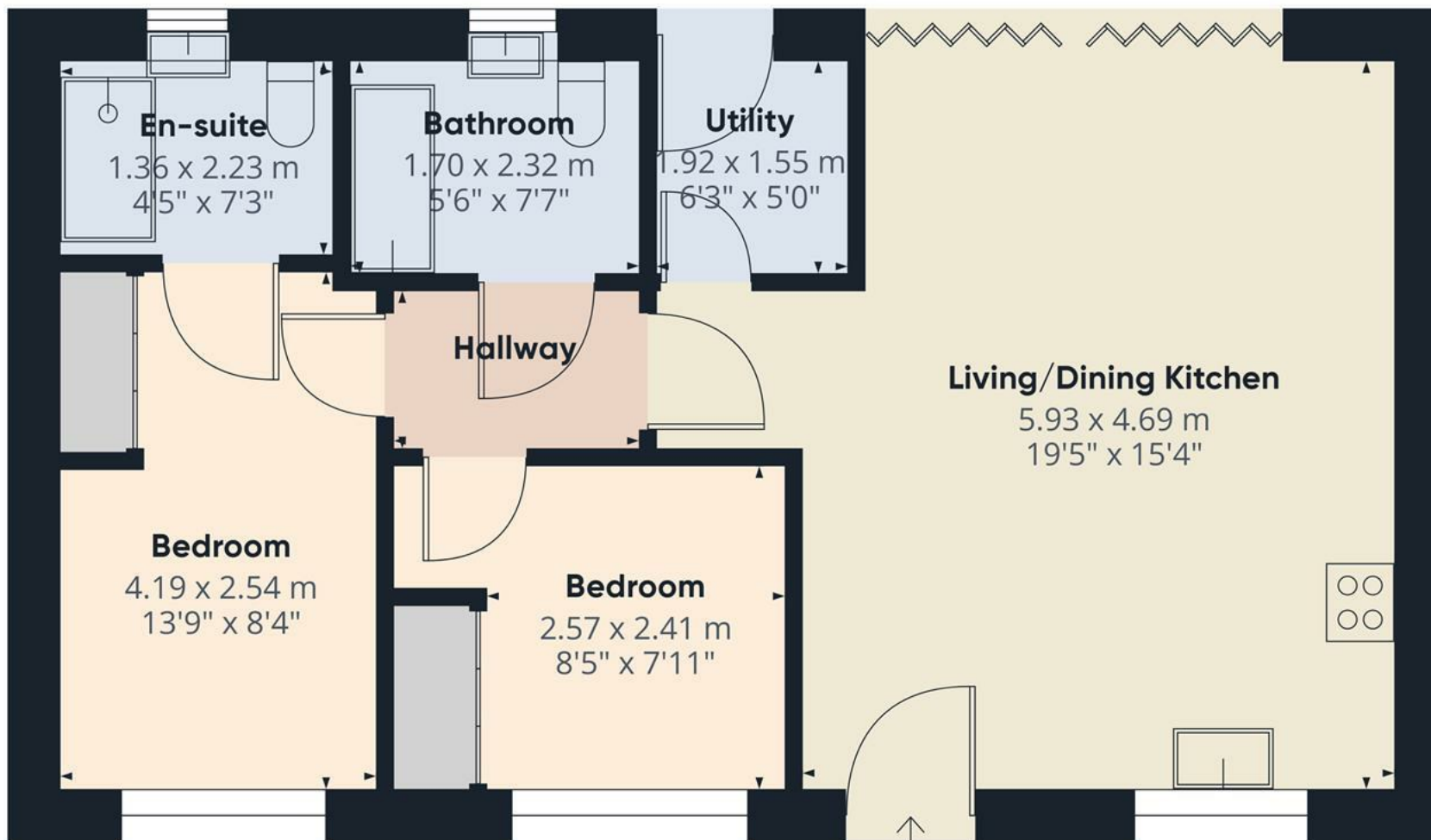












Approximate total area<sup>(1)</sup>

59.9 m<sup>2</sup>

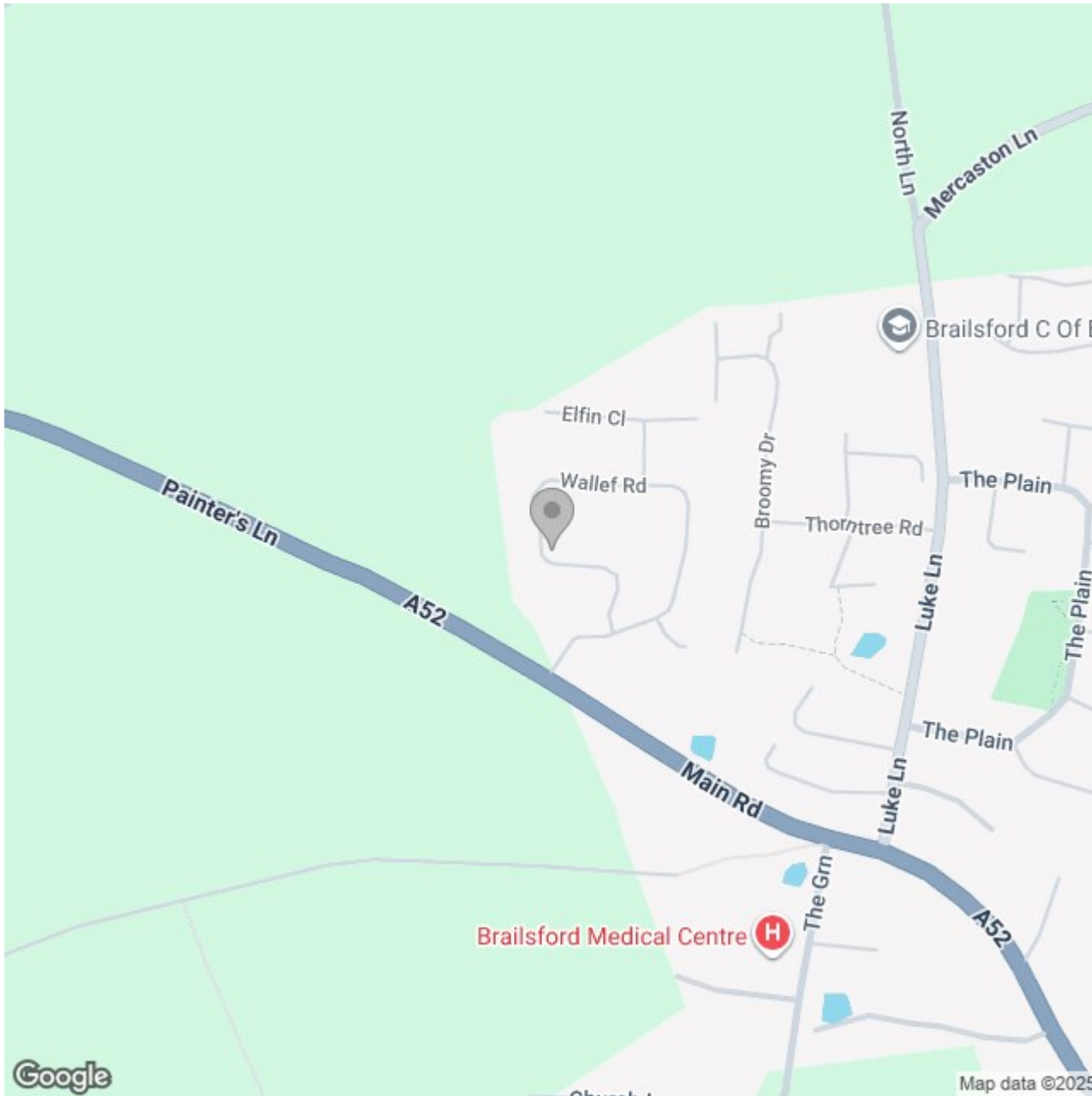
645 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>81</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>	EU Directive 2002/91/EC 