





\*\*\*\* PLOT 22 THE CHAPMAN \*\*\*\* Abode are delighted to be able to offer for sale this is a well proportioned, double fronted detached property offering a hall with guest cloakroom, high specification kitchen diner with utility room and a sitting room with doors onto the garden. Three good size bedrooms, ensuite shower room and a family bathroom. Enclosed garden and a drive, solar PV panels. SPEAK TO A SALES ADVISOR FOR BESPOKE OFFERS, CONTACT ABODE 01332 331010 for more information.



HALL  
CLOAKROOM  
LOUNGE  
KITCHEN DINER  
FIRST FLOOR  
BEDROOM 1  
EN SUITE  
BEDROOM 2  
BEDROOM 3  
BATHROOM









# Chapman

3 BEDROOM HOME

Plots 2, 12, 22, 33

- 3
- 2
- 1,009 sqft
- A expected energy rating
- 2 spaces

## Core characteristics

Open-plan kitchen and dining area

Separate living room with French doors onto rear garden

Solar PV panels

Utility store off the kitchen

En suite to master bedroom

THE LAURELS  
BRAILSFORD



## A connected, countryside community

The Laurels sits on the edge of the popular village, Brailsford. It's an active **community hall, primary school, pub and sports clubs** is a **vibrant hub** for local people of all ages. Whether it's joining the Scouts group, participating in one of the many craft clubs, becoming a member of the golf club or supporting the vibrant community, 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 because being located opposite the **village primary school** makes 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



## 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.







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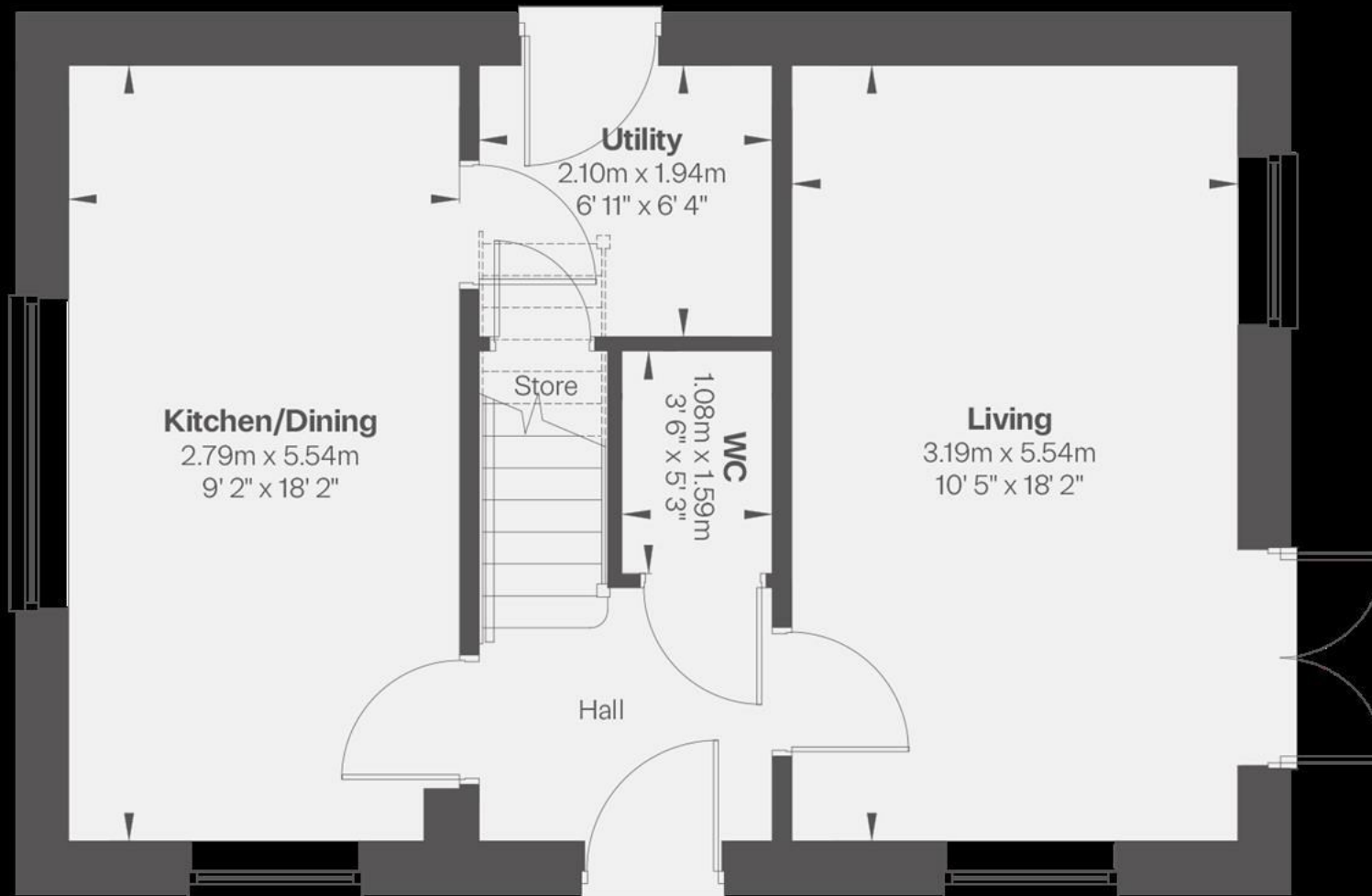
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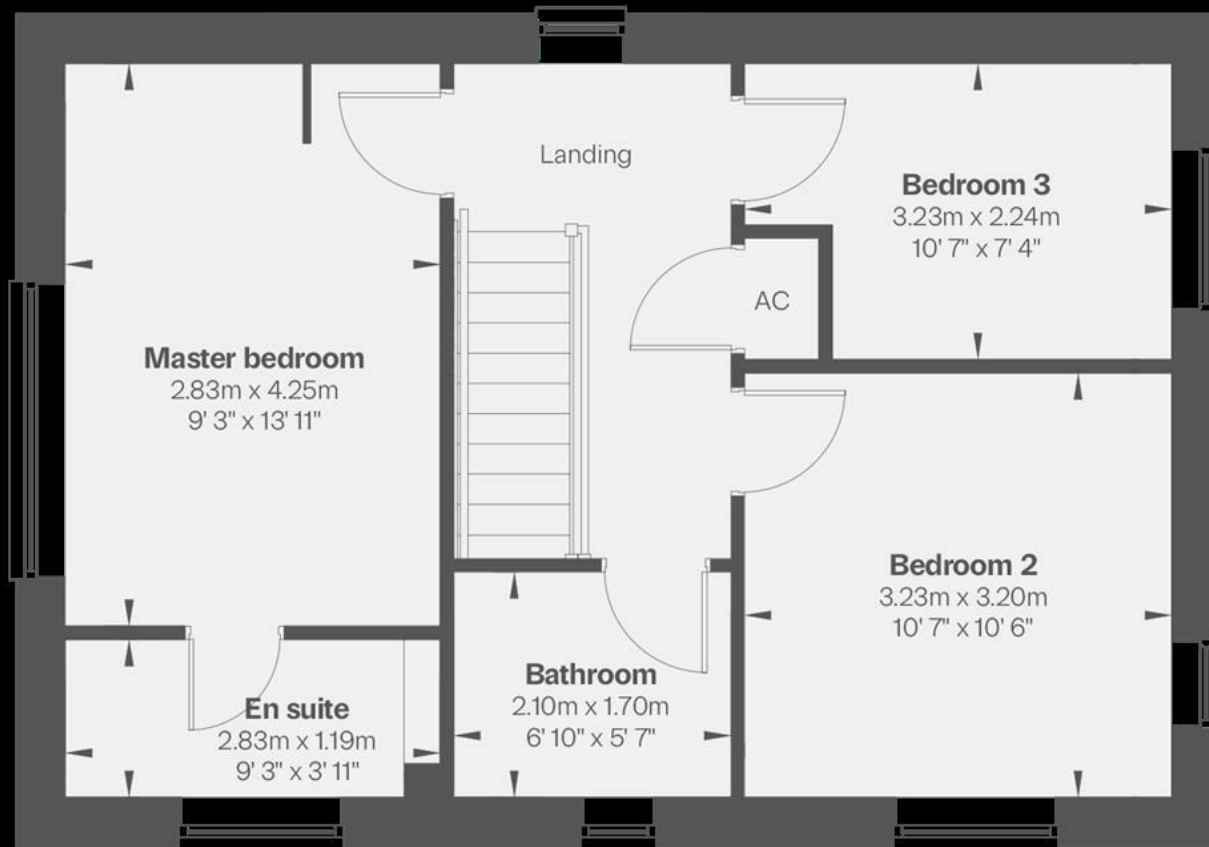
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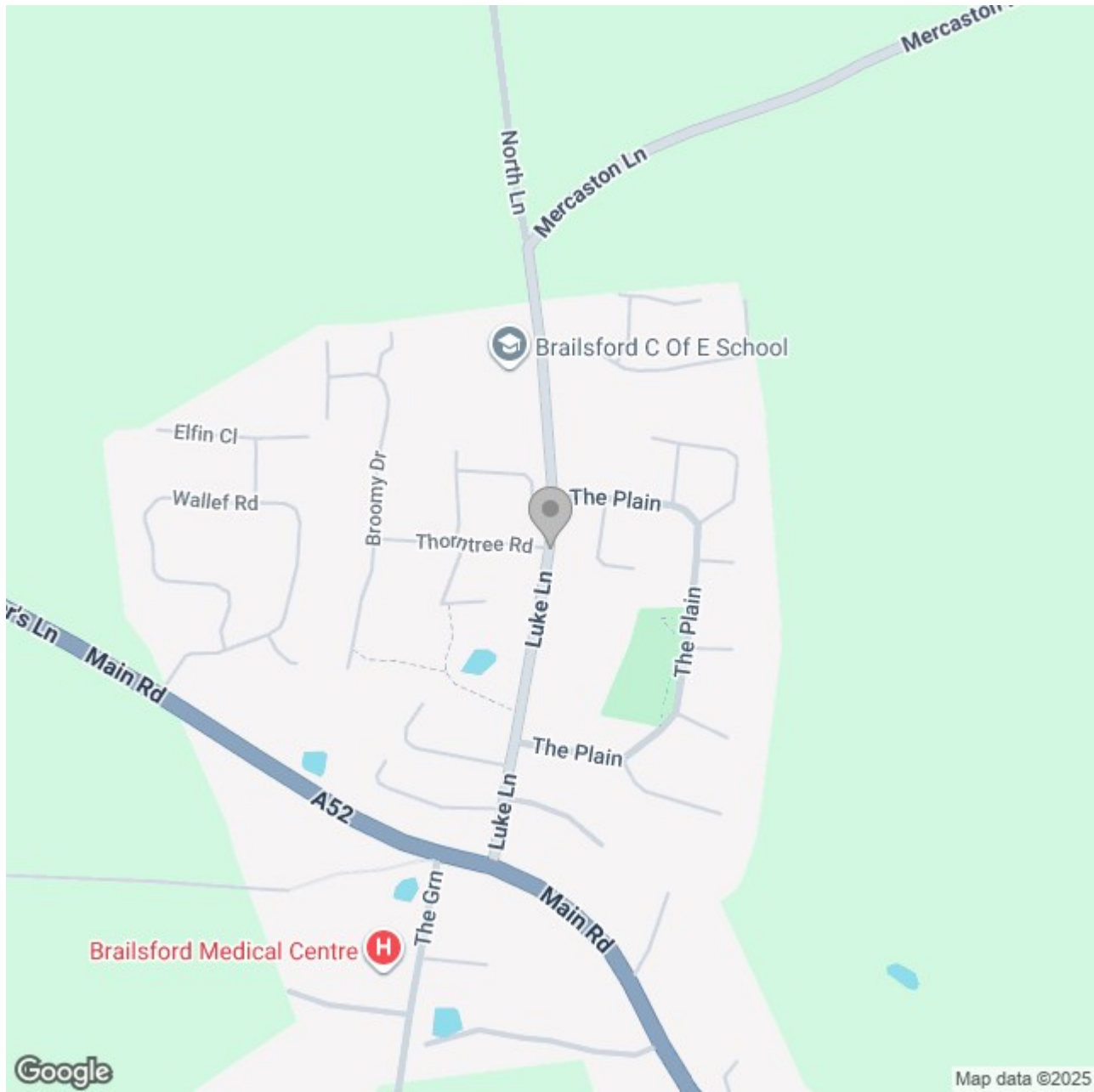
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### Energy Efficiency Rating

|                                             | 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 |         |           |

England & Wales

EU Directive 2002/91/EC