



## The Annesley Luke Lane Brailsford, Ashbourne, DE6 3GW

\*\*\*\* STUNNING FAR REACHING VIEWS \*\*\*\* PERSONALISE THIS HOME TO SUIT YOUR STYLE

Plot 24 – Move with Confidence. Choose with Confidence. Buy with Confidence.

5% deposit paid worth £12,600\*, giving you the flexibility to tailor your new home to your taste.

An ideal opportunity for first-time buyers, this attractive two double bedroom home is situated in a popular location and benefits from energy-efficient solar panels.

The Annesley offers well-designed living space throughout. The ground floor features a welcoming entrance hall with guest cloakroom, a spacious lounge with doors opening onto the rear garden, and a fitted breakfast kitchen — perfect for everyday living and entertaining.

Upstairs, there are two generous double bedrooms and a modern family bathroom.

Externally, the property includes two parking spaces and a private rear garden.

View Home Available

£252,000

# The Annesley Luke Lane

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HALL

CLOAKROOM

LOUNGE

KITCHEN

FIRST FLOOR LANDING

BEDROOM 1

BEDROOM 2

BATHROOM

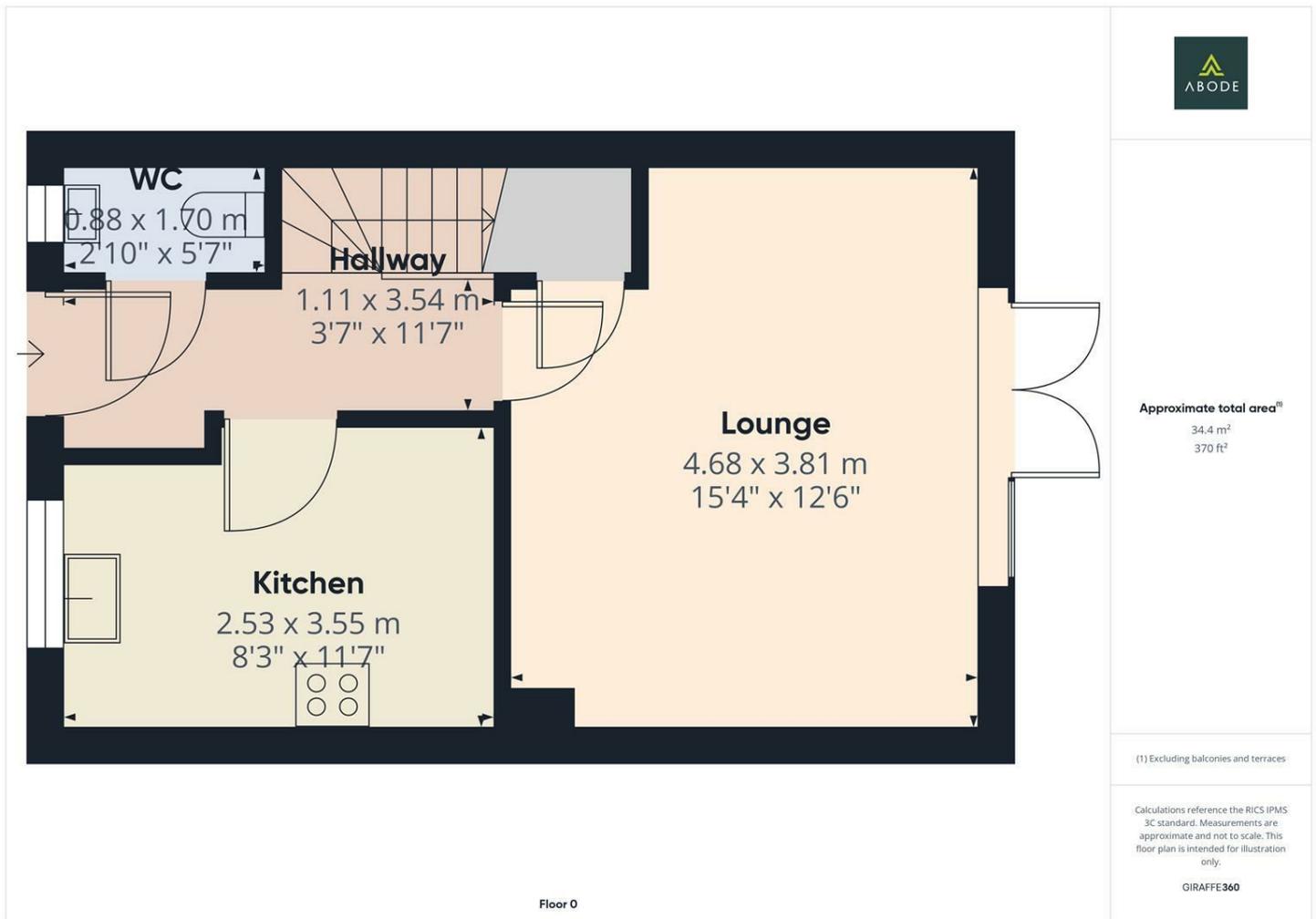
T & C's



[Directions](#)



# 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 firm's 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
<i>Very energy efficient - lower running costs</i>			
(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>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	