

CURRAN  
BIRDS  
+ CO



Blackthorn Close  
Brailsford, Ashbourne  
£275,000



CURRAN BIRDS + CO



Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



**NO CHAIN** - This beautifully presented detached home is thoughtfully arranged for modern living within a highly regarded village setting. Offering three well-proportioned bedrooms, refined interiors, and a carefully landscaped rear garden, the property combines practical design with contemporary style.

A particular highlight is the impressive open-plan kitchen diner, finished to a high specification and designed to suit both everyday living and entertaining. Bright, well-balanced living spaces create a comfortable and welcoming feel throughout, while off-road parking adds everyday convenience. Set within the popular village of Brailsford, the property enjoys a setting that blends countryside surroundings with easy access to nearby towns and transport links.





#### The Detail

This immaculately presented home opens into a welcoming entrance hallway, immediately setting the tone for the quality and finish found throughout. The ground floor is centred around an impressive open-plan kitchen, dining, and living space, finished to a high specification and designed with both everyday living and entertaining in mind. The kitchen features quartz preparation surfaces, a composite sink, and a range of integrated appliances including double ovens, a wine cooler, fridge freezer, washer dryer, and a gas hob with extractor over. Well-considered storage solutions ensure practicality without compromising on style, while the dining area flows seamlessly into the living space. French doors open onto the rear garden, enhancing natural light and creating an easy connection to outdoor living.

To the first floor, three well-proportioned bedrooms offer flexibility for families, guests, or home working. The principal bedroom benefits from fitted wardrobes and a private en suite, while the remaining bedrooms are served by a contemporary family bathroom.

Externally, the landscaped rear garden provides an inviting setting for outdoor seating and relaxation, while to the front a double-width driveway offers convenient off-road parking.





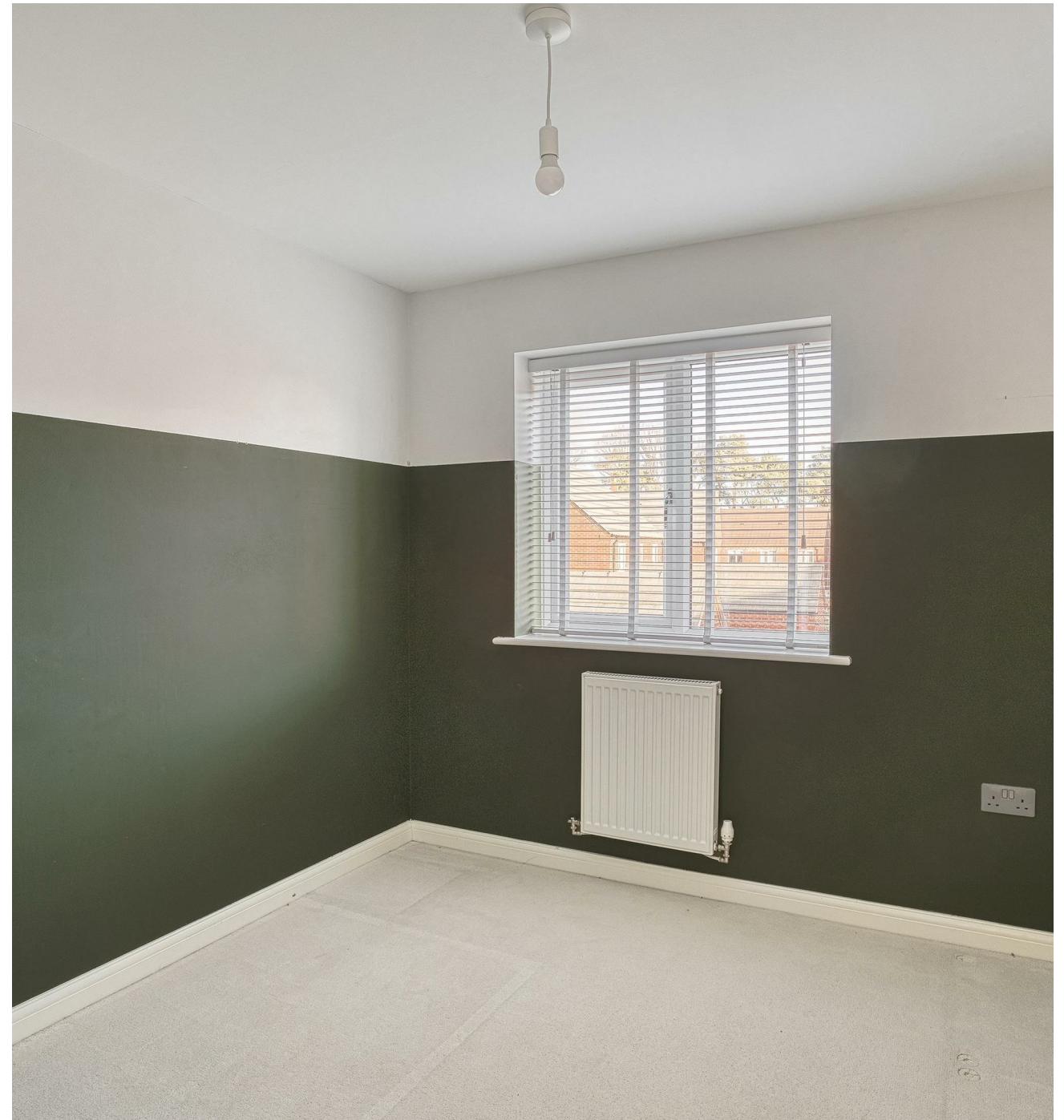


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## The Location

Brailsford is a well-regarded village known for its strong sense of community and appealing rural surroundings. Local shops, a village pub, and well-regarded schooling support everyday life, while the surrounding countryside offers a variety of scenic walking routes.

The village is also home to Brailsford Golf Course, providing an attractive leisure option for residents, while Carsington Water is easily reached and offers a wide range of outdoor pursuits, including walking, cycling, and watersports. The nearby market town of Ashbourne adds further appeal with its selection of independent cafés, restaurants, and leisure amenities, ensuring a balance between village living and day-to-day convenience in a setting that feels both relaxed and well connected.







## The *Particulars*

- Modern Three Bedroom Detached Family Home
- No Upward Chain
- Stylish Open Plan Kitchen Dining Living Space
- High Quality Integrated Kitchen Appliances
- Living Area With French Doors To Garden
- Contemporary Bathroom And En-Suite Shower Room
- Double Width Driveway
- Good Sized Landscaped Rear garden
- Popular Village Location, Close To Countryside
- Excellent Access To Derby, Ashbourne And The Peak District

### Size

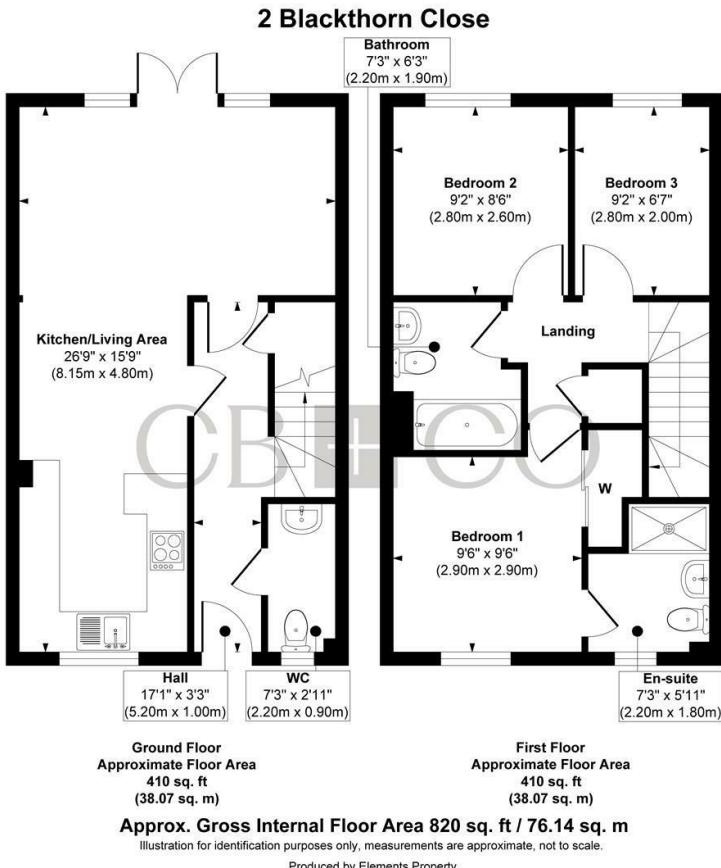
Approx 820.00 sq ft

### Energy Performance Certificate (EPC)

Rating B

### Council Tax Band

D



# CURRAN BIRDS CO

The logo consists of the company name 'CURRAN BIRDS CO' in a large, white, serif font. To the left of the word 'CURRAN' is a white square containing a black plus sign (+).

*Let's Talk*

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