



The Denver Blackthorn Close Brailsford, Ashbourne, DE6 3GW

**** LAST HOMES REMAINING ****

An attractive and well-appointed home extending to approximately 1,383 sq. ft., offering spacious and versatile accommodation ideal for modern family living. The heart of the property is the impressive open-plan kitchen, dining and family area, complete with French doors opening onto the rear garden, complemented by a separate utility room with external access.

A separate living room with a feature bay window provides a comfortable retreat, while upstairs the principal bedroom benefits from built-in wardrobes and a stylish en suite. A dedicated first floor study offers flexibility and could easily serve as a fourth bedroom.

Further benefits include solar PV panels, an integral garage with private driveway, and stunning views across open fields, creating a superb balance of practicality and countryside appeal.

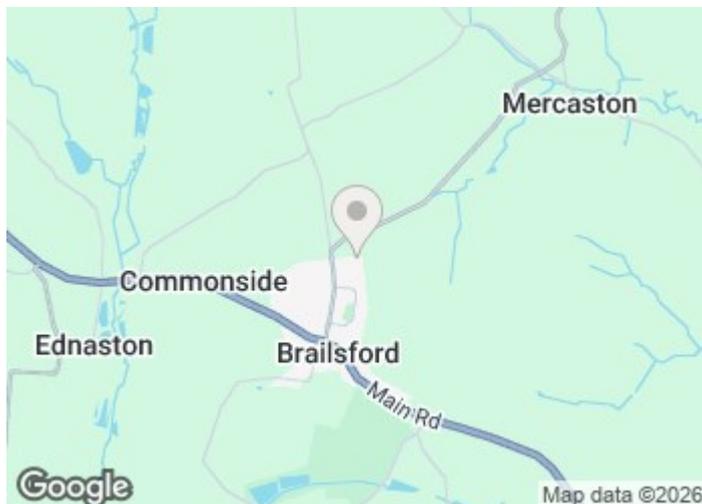
£475,000

The Denver Blackthorn Close

Brailsford, Ashbourne, DE6 3GW



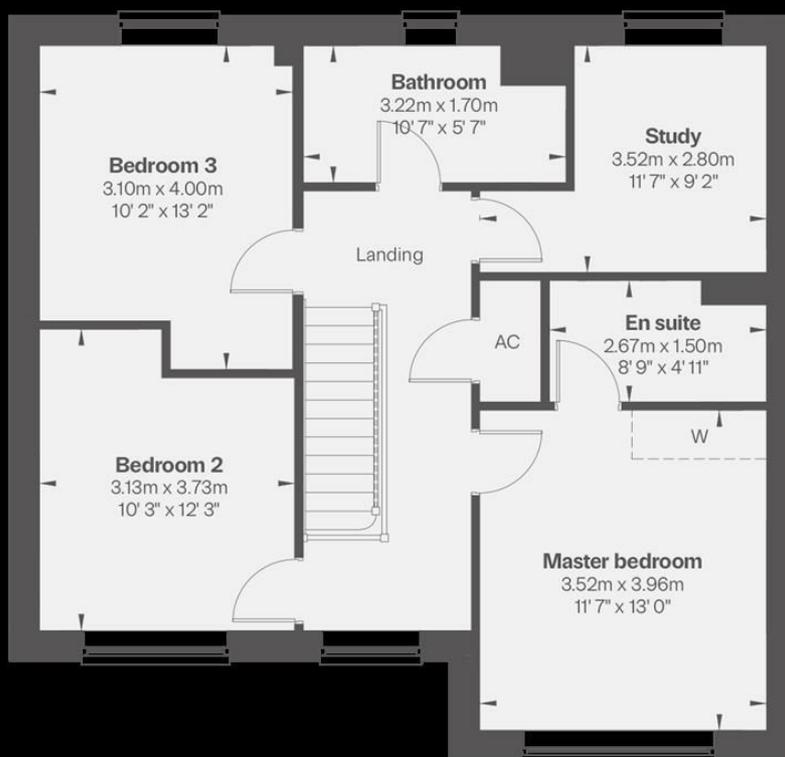
NOTE



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.

1 Market Place, Ashbourne, Derbyshire, DE6 1ES

Tel: 01335 300600 Email: ashbourne@abodemidlands.co.uk <https://www.abodemidlands.co.uk>

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	