





**** £5,000 Options Voucher ****

£10,000 DEPOSIT CONTRIBUTION****

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.

**** VIEW HOME AVAILABLE ****

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.



Chapman

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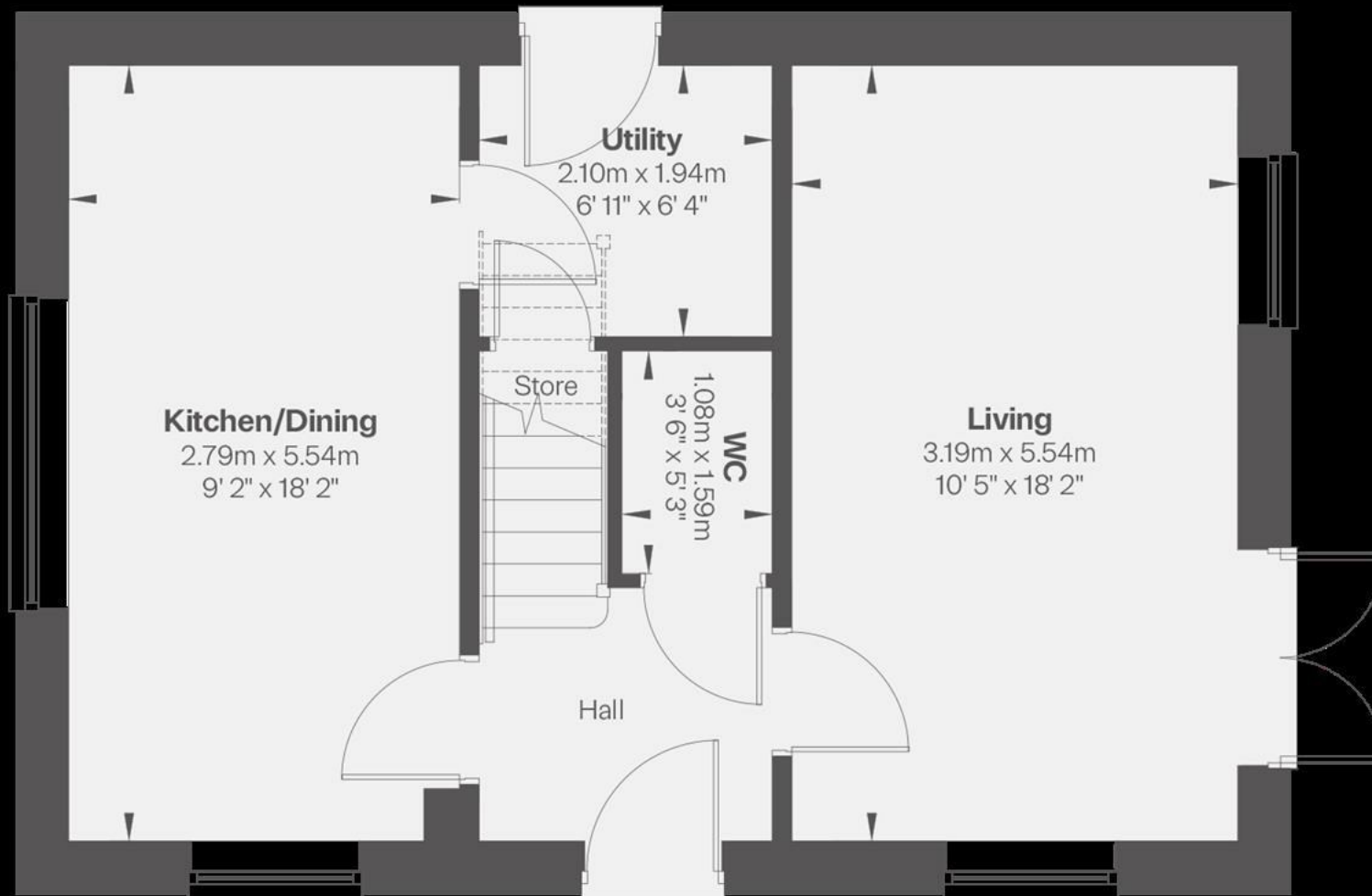
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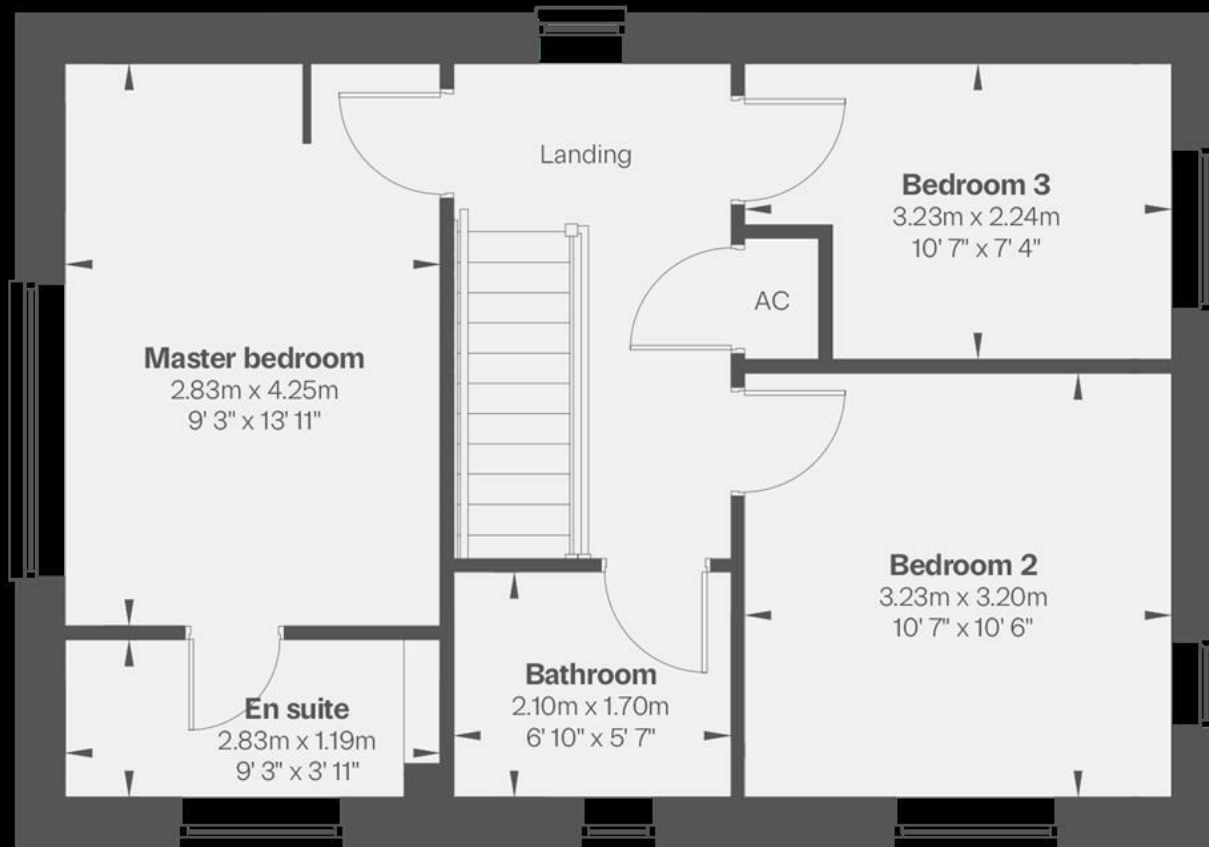
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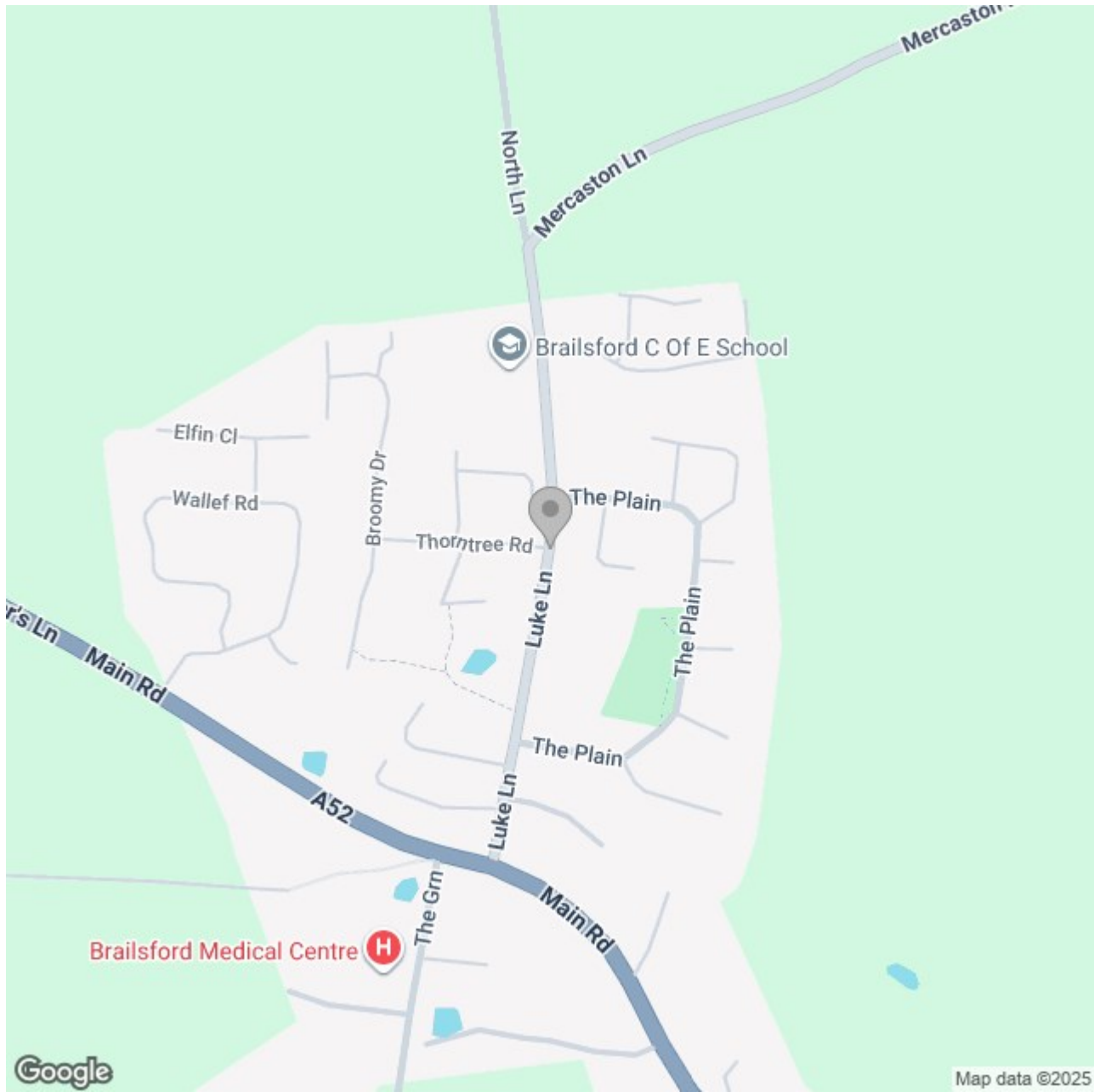
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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