

Ashbourne Road

Kirk Langley, Ashbourne, DE6 4NS

John German





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£550,000

New build, executive style detached home, individually designed - providing well-proportioned and versatile family sized accommodation, occupying a non-estate position within the popular village of Kirk Langley.



Internal inspection of this high specification residence is strongly recommended to appreciate its flexible family friendly layout and finish. A property with a non-estate position in the village, within the catchment for the highly regarded Ecclesbourne School. Ideal for buyers looking for a home to accommodate a multi-generational family, blended family or someone needing space to work from home.

The superior specification includes under floor heating to the spacious ground floor accommodation, Cat 6 cabling for internet hardwiring throughout, wiring for a CCTV security system, quality bathrooms and kitchen fittings, acoustic glazing to the front elevation and an electric roller garage door.

Situated in the popular village of Kirk Langley within the Amber Valley Borough, the village amenities including the First School are within easy walking distance, as is the village hall, church and The Bluebell public house. The town of Ashbourne and city of Derby with their wide range of amenities are both within easy commutable distance.

Accommodation - A traditional tiled canopy porch with a composite entrance door, leads to the welcoming hall where stairs rise to the first floor and oak doors lead to the spacious ground floor accommodation and the guest's WC.

The well-equipped kitchen has an extensive range of base and eye level units, with complimentary worksurfaces and matching breakfast bar. It features an inset sink positioned at the front facing window, fitted electric hob with extractor over, built-in double oven and an integrated dishwasher. The kitchen opens to the impressive dining/family area with French doors opening to the patio and further window giving natural light, providing flexible living space to suit a buyer's requirements.

The well-proportioned lounge is immersed in natural light, provided by two sets of French doors opening to both the rear and side elevations plus a front facing window.

The utility room has a fitted worksurface with inset sink unit and cupboard under, plus space for appliances. Doors lead to the rear patio, the front elevation and to the double garage.

On the first floor the landing has a TV or study area depending on a buyer's requirements plus stairs rising to the second floor. Oak doors lead to the four bedrooms and the family bathroom which has a contemporary Villeroy & Boch white suite with complementary tiles and a rain shower above the panelled bath.

The master bedroom has French doors and a Juliet balcony with the benefit of an ensuite shower room, which has a white suite with feature tiled splash backs.

The room above the garage provides flexible and useful accommodation, Velux roof windows giving an abundance of natural light. The room can be locked from the main landing and has independent access; therefore, this space could be used as a master bedroom, home office, 'studio apartment' for independent family living or as a let, as there is plumbing for appliances and a kitchenette area, plus an ensuite shower room that has a contemporary three-piece suite.

To the second floor there is a landing with a side facing window and a door to the fifth spacious bedroom or this could be used as a cinema room/games room which has double glazed skylights to the rear and recessed lighting.

To the rear is a paved patio providing a delightful, secluded entertaining area, leading to the garden which is mainly laid to lawn and positioned at the side of the property, with raised borders and gated access.

To the front is a block paved driveway which extends to the opposite side elevation, providing off road parking for several vehicles. An electronically operated roller door opens to the double garage, having a high ceiling (2.74m) meaning this space could accommodate a high sided vehicle or could easily be used as a gym or workshop.

Agents Note: Planning permission on the field behind the property has been submitted for the construction of 35 houses which if passed will be built at a distance from this property and it will benefit from a planted and landscaped balancing pool directly behind the property.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.environment-agency.co.uk www.ambervalley.gov.uk

Our Ref: JGA/05052021

Local Authority/Tax Band: Amber Valley Borough Council / Tax Band G



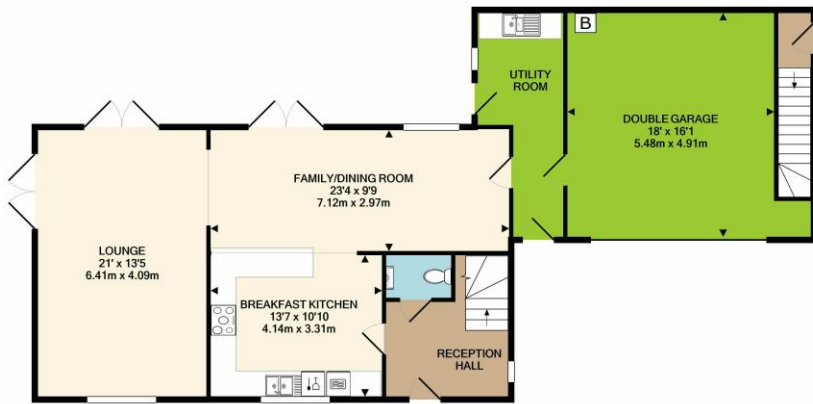




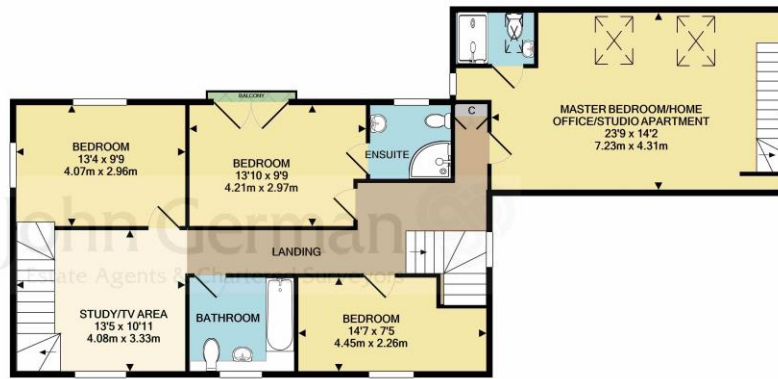




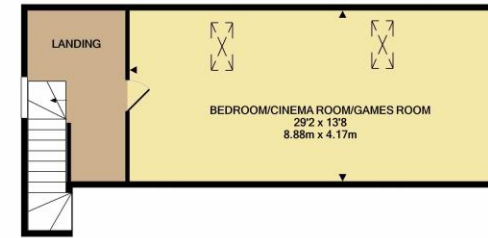




GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	87 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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