

Moor Lane

Kirk Langley, Ashbourne, DE6 4LQ

John 
German





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FEUERDECKE



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Kirk Langley, Ashbourne, DE6 4LQ

£375,000

A rare opportunity to acquire this versatile detached bungalow offered with no upward chain in a desirable location with a generous private rear garden. It has easy access to the A52, is within walking distance to bus routes and close to a highly regarded public house.

ECCLESBOURNE SCHOOL CATCHMENT.

Located in the highly sought after village of Kirk Langley situated approximately 4 miles from Derby City centre and 9 miles from the famous market town of Ashbourne, known as the gateway to Dovedale and the famous Peak District National Park which provides stunning scenery. Within the village of Kirk Langley there is a highly rated primary school and is also within the catchment area for the noted Ecclesbourne Secondary School at Duffield. The property is also within walking distance of a bus service. Derby's outer ring road provides convenient onward travel to principal trunk roads including the A38, A50, leading to the M1 motorway and other East Midlands centres, together with East Midlands International Airport.

The entrance hallway has original wooden floor with doors off to the sitting room, kitchen and inner hallway, which in turn has loft hatch access with pull down loft ladder, housing a recently fitted combination boiler (still within guarantee). Further doors lead to the bedrooms, bathroom and dining room.

Walking into the sitting room there are two bay windows to the front and a gas coal effect fire with marble hearth and recessed shelving.

The kitchen has an attractive range of units and contrasting rolled edge preparation surfaces with inset stainless steel circular sink with matching adjacent drainer and mixer tap over complemented by with tile splashback surround. Integrated appliances include a fridge, electric fan assisted oven and grill and a four ring Bosch gas hob over with extractor fan canopy. A wooden stable door proving access to the garage, which has power and lighting and a up and over door.

Also off the kitchen is the utility room, which has a stainless steel sink with adjacent drainer and hot and cold taps over, appliance spaces, plumbing for a washing machine and tumble dryer plus a wooden door to the rear garden..

Moving into the shower room, it has a tiled floor and a white suite comprising pedestal wash hand basin with hot and cold taps over, low-level WC, shower with chrome mains shower over and handheld shower attachments. Electric extractor fan and chrome ladder style heated towel rail.

Having three good sized bedrooms, bedroom one has a useful built in storage cupboard housing the electric circuit board and a door to an en suite WC with pedestal wash hand basin with hot and cold taps over, electric towel heater and extractor fan.

There is also a formal dining room and a conservatory with electric radiator and uPVC double glazed windows and door to the rear garden.

Outside to front of the property is a tarmac driveway proving off street parking for multiple vehicles.

To the rear of the property is a spacious garden with patio seating area, pond and lawn with timber fence surround.

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.gov.uk/government/organisations/environment-agency

Our Ref: JGA/17112023

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







Approximate total area¹⁰

1425.95 ft²

132.48 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

Compton House, Shawcroft, Ashbourne, Derbyshire, DE6 1GD

01335 340730

ashbourne@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



