



## 3 Bed House - Semi-Detached

2 The Cunnery, Kirk Langley, Ashbourne DE6 4LP  
Offers Around £249,950 Freehold



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**Fletcher**  
& Company

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- Semi-Detached Property
- Ecclesbourne School Catchment Area
- Spacious Lounge
- Kitchen/Dining Room
- Three Bedrooms
- Family Bathroom
- Private Garden
- Block Paved Driveway
- Ideal for First Time Buyer or Young Couple
- No Chain Involved

IDEAL FOR FIRST TIME BUYER/COUPLE – A three bedroom semi-detached home located within the sought after village of Kirk Langley, situated between Derby & Ashbourne.

#### The Location

Kirk Langley lies about 9 miles from Ashbourne and 4 miles from Derby, on the edge of the Peak District National Park. The area offers wonderful landscapes and great opportunities for walking, cycling, climbing and horse riding. Carsington Water is about 11 miles away and offers water sports activities and fishing. A range of schools lie within easy reach including a primary school within the village, Queen Elizabeth's Grammar School in Ashbourne and Ecclesbourne School catchment area. There are a number of independent secondary schools, notably Derby Grammar School, Derby High School and Repton School. Fast access to Derby and A38 only 4 miles away, also very convenient for A50, A52 and M1 motorway.

#### Accommodation

##### Ground Floor

##### Entrance Hall

7'5" x 5'11" (2.27 x 1.81)

With radiator and staircase leading to first floor.



## Lounge

15'9" x 13'9" (4.82 x 4.20)

With radiator, double glazed window to sides, three double glazed windows to front, fireplace alcove and internal panelled door.



### Kitchen/Diner

13'2" x 10'2" (4.02 x 3.10)

With one and a half Stainless steel sink unit with mixer tap, wall and base fitted units with matching worktops, built-in four ring gas hob with extractor hood over, built-in electric fan assisted oven, tile flooring, spotlights to ceiling, radiator, window to rear, open archway to utility room and glazed door giving access to garden.



### Utility

5'6" x 5'1" (1.70 x 1.55)

With plumbing for automatic washing machine, space for tumble dryer, tile flooring, central heating boiler, window to side, open archway and double glazed window to rear.

### First Floor Landing

10'2" x 2'9" (3.12 x 0.86)

With built-in cupboard, access to roof space and two side windows both having fitted blinds.

### Bedroom One

13'1" x 10'2" (4.00 x 3.12)

With radiator, double glazed window to rear and internal panelled door.



### Bedroom Two

13'8" x 7'10" (4.17 x 2.40)

With radiator, double glazed window to front and internal panelled door.



### Bedroom Three

8'6" x 7'6" (2.61 x 2.29)

With radiator, double glazed window to front and internal panelled door.



### Bathroom

5'10" x 5'5" (1.80 x 1.66)

With bath with shower over with shower screen door, pedestal wash handbasin, tile splashbacks, radiator, obscure window to rear and internal panelled door.



### Separate WC

5'2" x 2'11" (1.58 x 0.89)

With low level WC, radiator and window.

### Driveway

To the front of the property is a paved driveway providing car standing spaces for two/three cars.

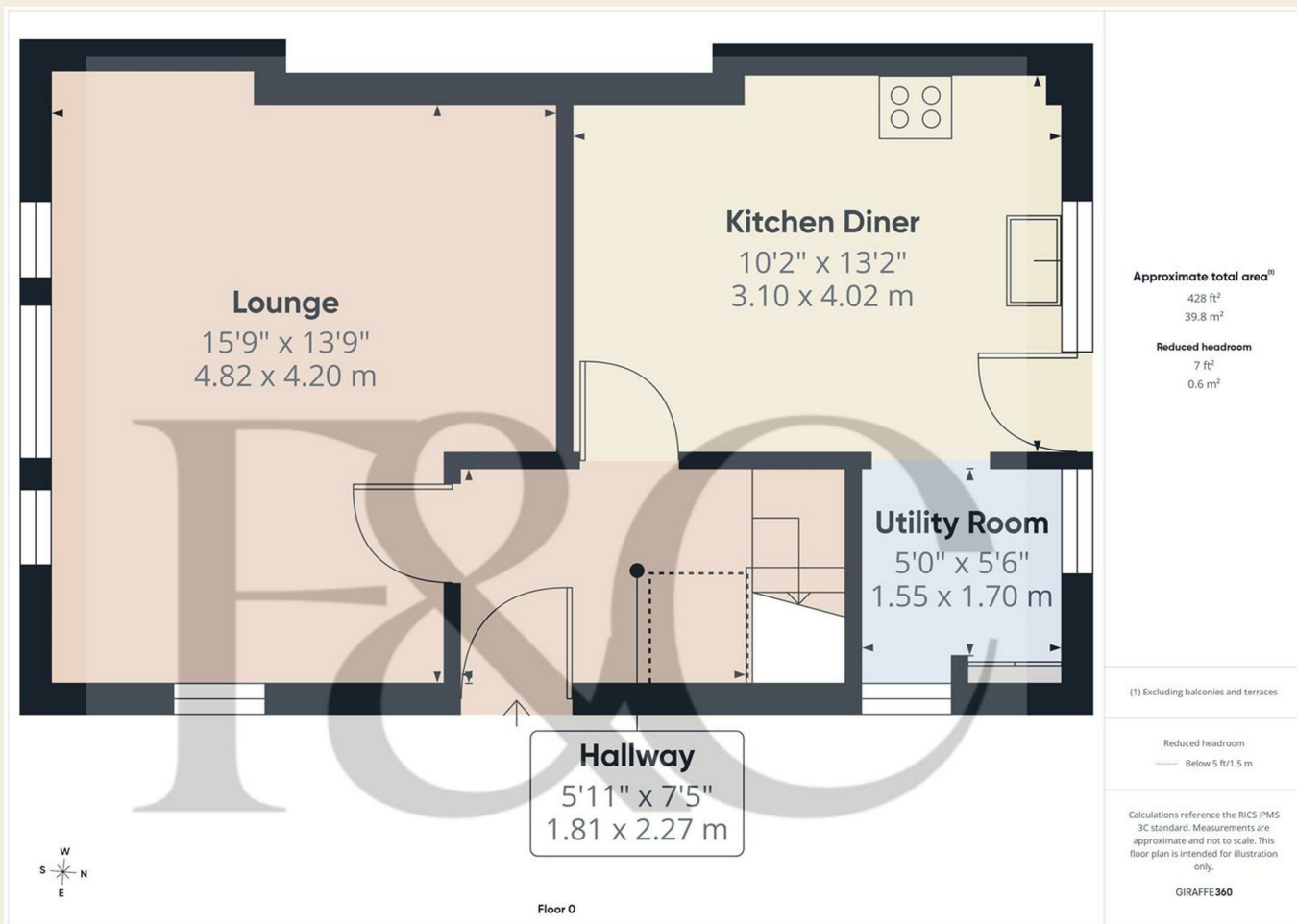


## Garden

To the rear of the property is a private, enclosed rear garden with raised shaped lawns and paved patio. Side access gate.

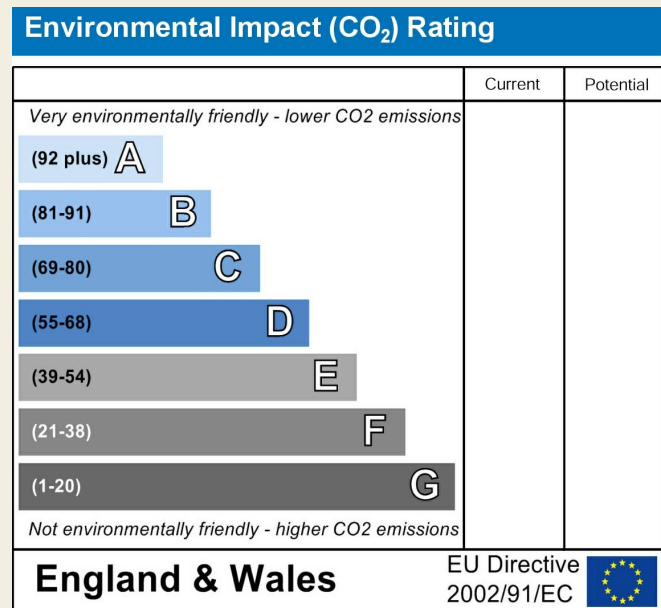
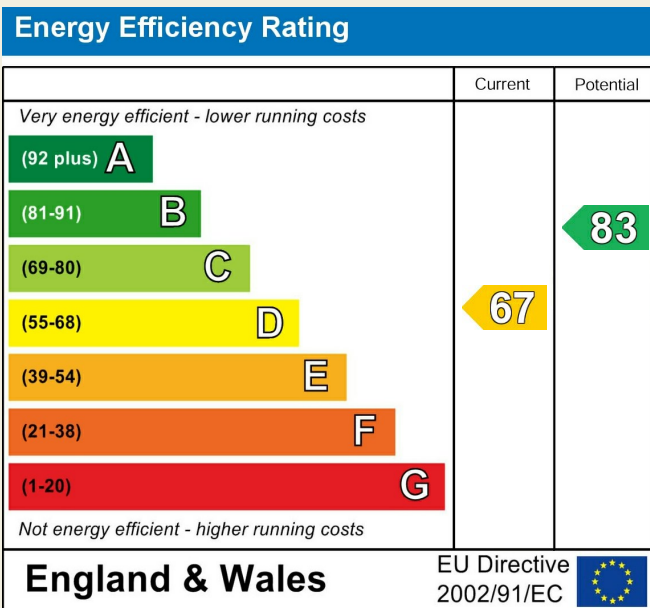
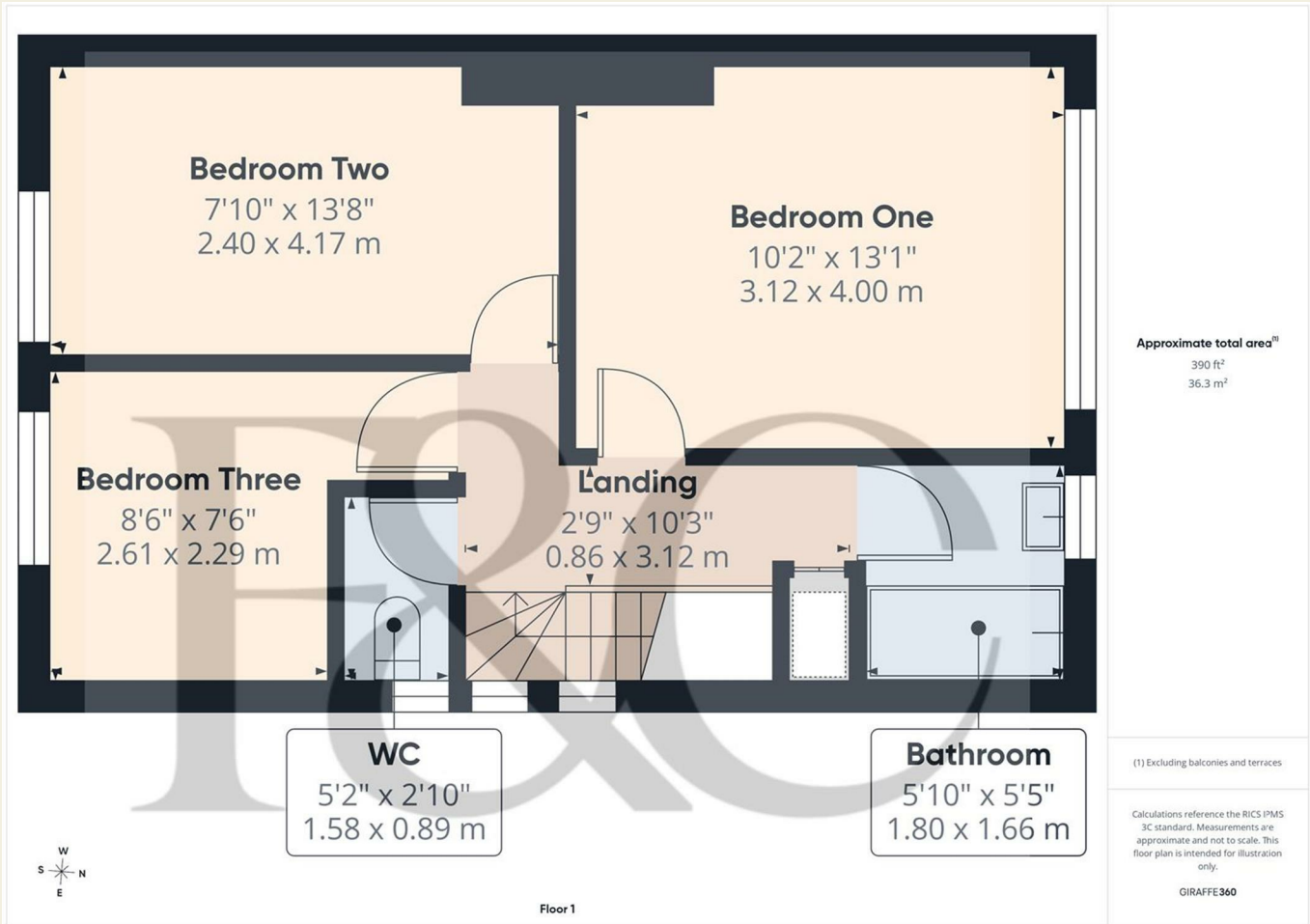


## Council Tax Band C



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