



4 Bed House - Detached

Potters Ash, 49 Ashbourne Road, Kirk Langley, Ashbourne DE6 4NF
Offers Around £525,000 Freehold



4



1



2



Fletcher
& Company

www.fletcherandcompany.co.uk

- Beautiful Double Fronted Detached Property
- Set Back From The Road – Pleasant Courtyard of Three Homes
- Lounge with Log Burner Stove
- Living Kitchen/Dining Room
- Four Bedrooms – Ensuite & Family Bathroom
- Useful Boarded Roof Space
- South Facing Garden
- Good Car Parking – Several Cars (caravan/motorhome space)
- Garage
- Ecclesbourne School Catchment Area

ECCLESBOURNE SCHOOL CATCHMENT AREA – This beautiful double fronted detached house offers a perfect blend of comfort and elegance.

Set back from the road, the property enjoys a lovely position within a pleasant courtyard of just three homes, enhancing its sense of community and privacy.

The south-facing garden is a delightful outdoor space, perfect for enjoying sunny days and hosting gatherings.

For those with vehicles, the property offers ample parking, with additional space suitable for a caravan or motorhome. A garage further adds to the practicality of this home, providing extra storage or secure parking.

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

Lounge

22'11" x 11'8" (7.01 x 3.58)

With exposed brick chimney breast incorporating log burning stove with raised stone hearth, two radiators (dual aspect room), sealed unit double glazed window to front, double glazed French doors to garden, principal beam to ceiling and two internal oak latch doors.



Living Kitchen/Dining Room

21'6" x 13'3" (6.56 x 4.05)



Dining Area

With tile flooring, radiator, spotlights to ceiling, sealed unit double glazed window to front, half glazed door, staircase leading to first floor with attractive pine balustrade and open space leading to kitchen area.



Kitchen Area

With one and a half stainless steel sink unit with mixer tap, wall and base fitted units with solid oak worktops, built-in four ring induction hob with stainless steel extractor hood over, built-in electric fan assisted oven, built-in dishwasher, built-in fridge, built-in freezer, matching tile flooring, spotlights to ceiling, concealed worktop lights, sealed unit double glazed window overlooking rear garden and central heating programmer.



Utility/Cloakroom

6'5" x 2'7" (1.96 x 0.81)

With low level WC, tile flooring, plumbing for automatic washing machine, extractor fan, fitted shelf and internal oak latch door.

First Floor Landing

7'10" x 4'5" x 3'7" x 2'11" (2.40 x 1.35 x 1.10 x 0.90)

Bedroom One

13'2" x 9'11" (4.03 x 3.04)

With radiator, sealed unit double glazed window to front, built-in storage cupboard with access to roof space and internal oak latch door.



En-Suite

6'7" x 4'3" (2.02 x 1.31)

With double shower cubicle with chrome shower, pedestal wash handbasin, low level WC, fully tiled walls, tile flooring, radiator, sealed unit double glazed window with fitted blind, extractor fan, spotlights to ceiling and internal oak latch door.



Bedroom Two

12'4" x 11'9" (3.78 x 3.60)

With radiator, principal beam to ceiling, sealed unit double glazed window to front and internal oak latch door.



Bedroom Three

10'2" x 8'5" (3.10 x 2.57)

With radiator, sealed unit double glazed window to rear and internal oak latch door.



Bedroom Four

13'0" x 9'10" (3.97 x 3.00)

With radiator, sealed unit double glazed window to front, storage into eaves housing the central heating boiler and internal oak latch door.



Bathroom

8'3" x 5'1" (2.53 x 1.55)

With bath with shower over, pedestal wash handbasin, low level WC, fully tiled walls, tile flooring, radiator, spotlights to ceiling, extractor fan, sealed unit double glazed window with fitted blinds and internal oak latch door.



Roof Space

25'7" x 11'1" (7.80 x 3.40)

Boarded for storage, insulated, light, power and two windows (potential for loft conversion subject to planning permission).

Front Garden

The property is set back behind a lawn fore-garden with natural stone walling and pathway leading to the entrance door.



Rear Garden

An enclosed, sunny garden is laid to lawn with generous sized patio/terrace area providing a pleasant sitting out and entertaining space.



Car Parking

There is a car parking space in front of the garage. To the side of the garage is a gravelled driveway with double opening gates providing a further two car standing spaces (caravan/motorhome space).



Garage

19'5" x 9'10" (5.92 x 3.00)

With concrete floor, power, lighting, cold water tap, double opening front doors and electric consumer unit.



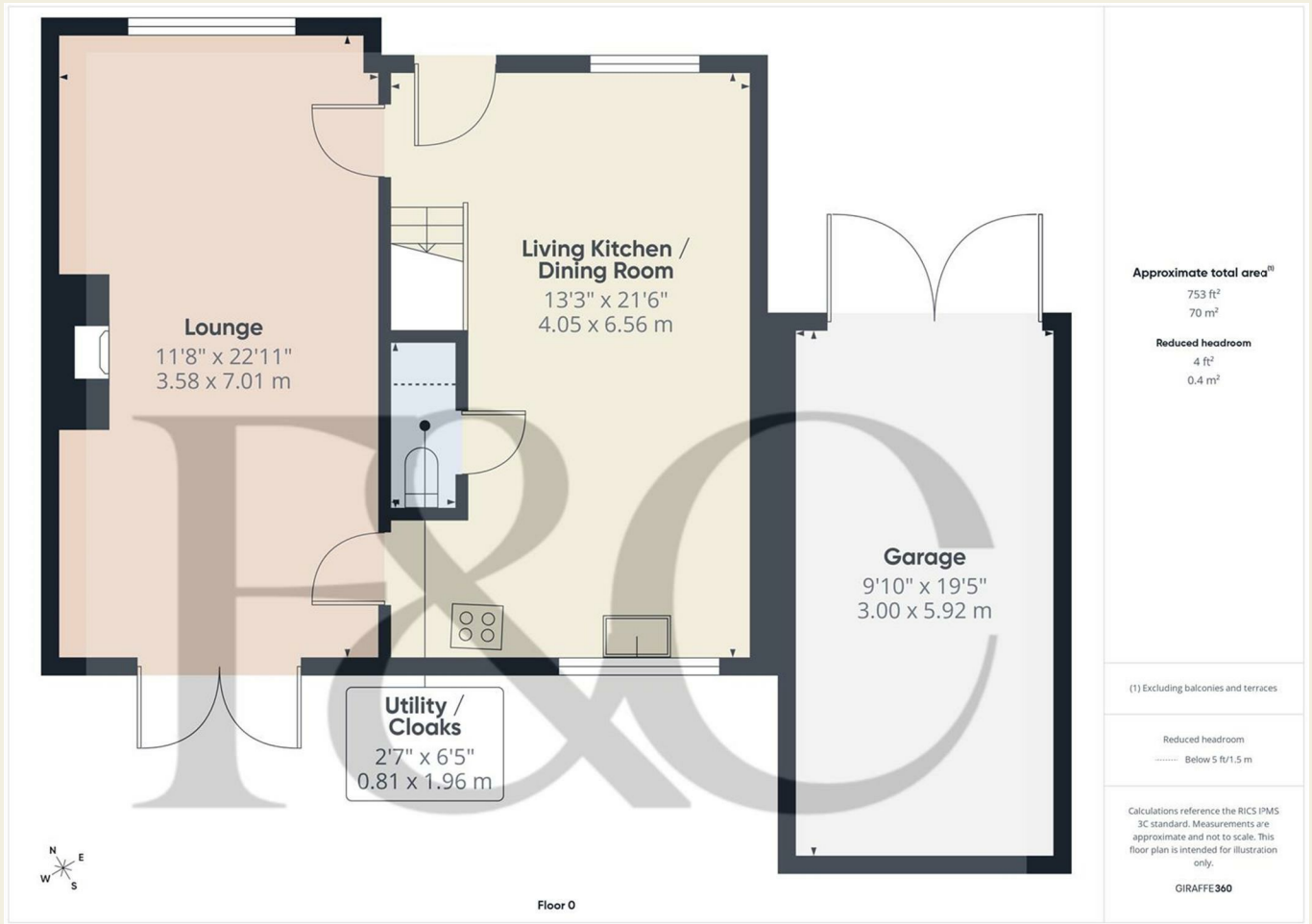
Gravel Area to Front

There is a gravel area to the front of the property which is useful for extra car parking space.

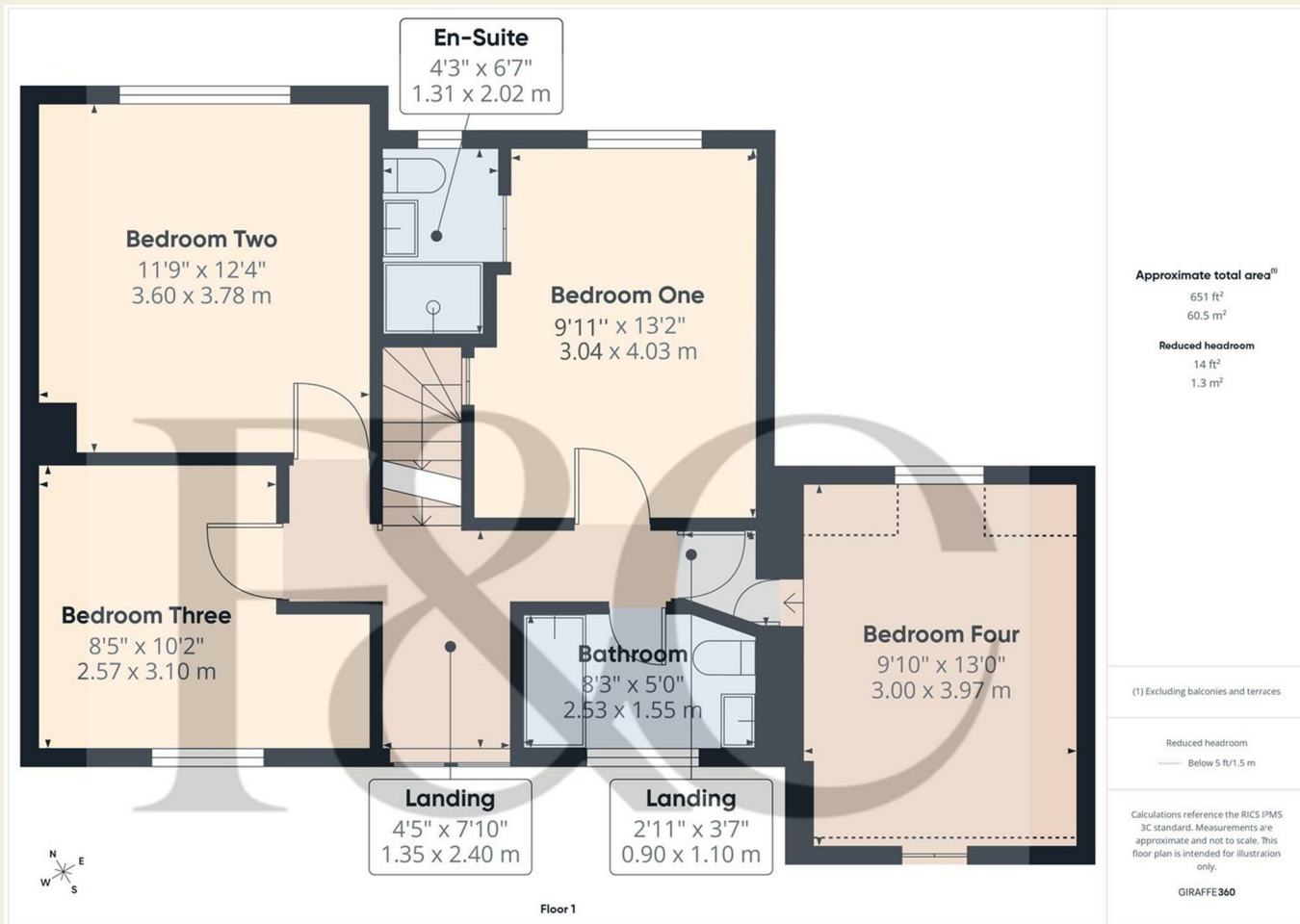


Council Tax Band F

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. Fletcher & Company 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.



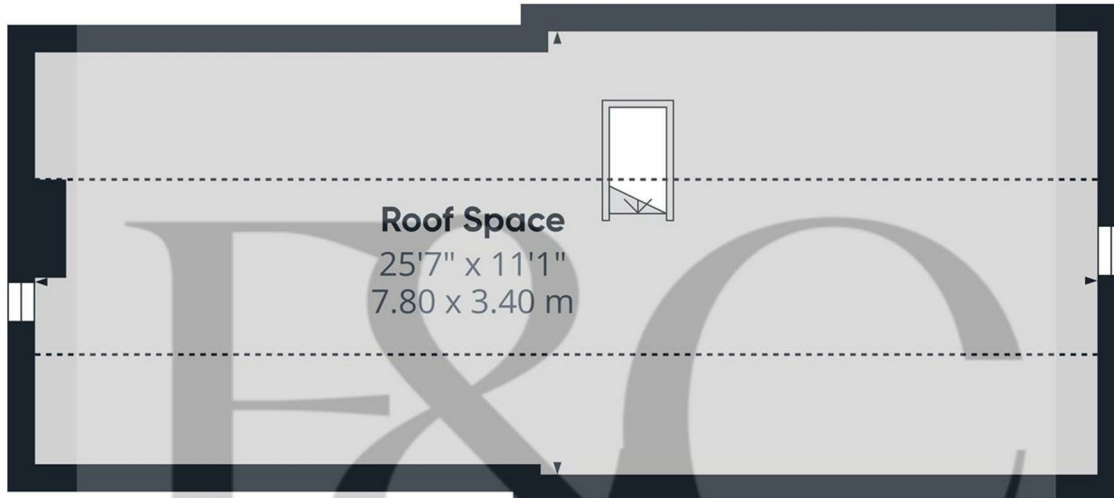
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this 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.



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. Fletcher & Company 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.



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. Fletcher & Company 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.



Approximate total area^m

270 ft²
25.1 m²

Reduced headroom

146 ft²
13.5 m²

Roof Space
25'7" x 11'1"
7.80 x 3.40 m

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Floor 2

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	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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. Fletcher & Company 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.