



## 4 Bed House - Semi-Detached

Meadow View Flagshaw Lane, Kirk Langley, Ashbourne DE6 4NW  
Offers Around £495,000 Freehold



**Fletcher**  
& Company

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- Extended Semi-Detached Home with Further Potential - Ideal for the Family/Hobby Farmer
- Ecclesbourne School Catchment Area
- Countryside Views - Stands on a Private Driveway of Two Properties
- Lounge & Study/Family Room
- Spacious Living Kitchen/Dining Room
- Four Bedrooms - En-suite & Family Bathroom
- Benefits From a Large Garden Plot - in the Region of One Acre
- Set Back and Elevated From the Lane Behind a Generous Driveway
- Garage Space ( subject to planning permission )
- Easy access to Duffield, Kedleston, Derby & Ashbourne

IDEAL FOR HOBBY FARMER/FAMILY WITH ONE ACRE PLOT - Extended four bedroom semi-detached home with further potential 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

##### Front Porch

3'1" x 3'0" (0.96 x 0.93)

With plumbing for automatic washing machine.

##### Entrance Hall

21'1" x 7'7" (6.44 x 2.33)

With radiator, built-in cupboard housing the central heating boiler, staircase leading to first floor and double glazed window to front.

##### Cloakroom

5'3" x 4'3" (1.61 x 1.32)

With low level WC, wash basin with fitted base cupboard underneath, tile flooring, spotlights to ceiling, heated towel rail/radiator, double glazed window and internal door with chrome fittings.

## Lounge

12'3" x 11'11" (3.74 x 3.65)

With dual aspect log burning stove with raised stone hearth and oak lintel, radiator, double glazed French doors opening onto gardens and internal double opening glazed door with chrome fittings.



## Study/Family Room

12'3" x 9'6" (3.74 x 2.90)

With radiator, double glazed window to rear and glazed internal door with chrome fittings.

## Living Kitchen/Dining Room

26'9" x 18'6" (8.16 x 5.65)

With one and a half stainless steel sink unit with mixer tap, wall and base fitted units with matching worktops, matching kitchen island with matching worktops and fitted base cupboards underneath, range style cooker with extractor hood over, integrated fridge, integrated freezer, integrated dishwasher, spotlights to ceiling, radiator, two double glazed windows to front, double glazed window to rear, double glazed French doors to rear, dual aspect log burner with raised stone hearth and oak lintel, countryside views and internal glazed door with chrome fittings.



## First Floor Landing

18'5" x 3'4" (5.63 x 1.03)

With access to roof space, radiator, double glazed window to front and countryside views.

## Bedroom One

18'5" x 14'8" (5.62 x 4.49)

With fitted wardrobes, spotlights to ceiling, radiator, double glazed window to rear, double glazed French doors to front with Juliet style balcony, countryside views and internal oak veneer door with chrome fittings.



## En-Suite

10'6" x 5'11" (3.21 x 1.81)

With walk-in double shower with chrome fittings, fitted wash basin with chrome fittings with fitted base cupboard underneath, low level WC, tile splashbacks, tile flooring, spotlights to ceiling, extractor fan, heated towel rail/radiator, double glazed window to front and internal oak veneer door with chrome fittings.



## Bedroom Two

11'8" x 8'7" (3.58 x 2.64)

With radiator, double glazed window to rear and internal oak veneer door with chrome fittings.



## Bedroom Three

11'8" x 8'7" (3.58 x 2.64)

With radiator, double glazed window to rear and internal oak veneer door with chrome fittings.



### Bedroom Four

12'6" x 9'10" (3.82 x 3.00)

With radiator, double glazed window to rear and oak veneer door with chrome fittings.

### Dressing Room/Potential En-Suite

7'7" x 6'4" (2.33 x 1.94)

With radiator, fitted shelving, countryside views, double glazed window to front and internal oak veneer door with chrome fittings.

### Family Bathroom

8'3" x 7'6" (2.53 x 2.30)

With bath with chrome fittings, fitted wash basin with fitted base cupboard, low level WC, walk-in shower with electric shower, tile splashbacks, tile flooring, spotlights to ceiling, wall mounted mirror, extractor fan, heated towel rail/radiator, double glazed window to front and internal oak veneer door with chrome fittings.



### Roof Space

Accessed via a roof ladder with light, insulation, boards for storage and offers potential for a loft conversion (subject to planning permission).

### Large Garden

The property benefits from a large garden in the region of one acre.



### Generous Driveway

A driveway providing car standing spaces for several cars



### Garage Space

Subject to planning permission



## Directions

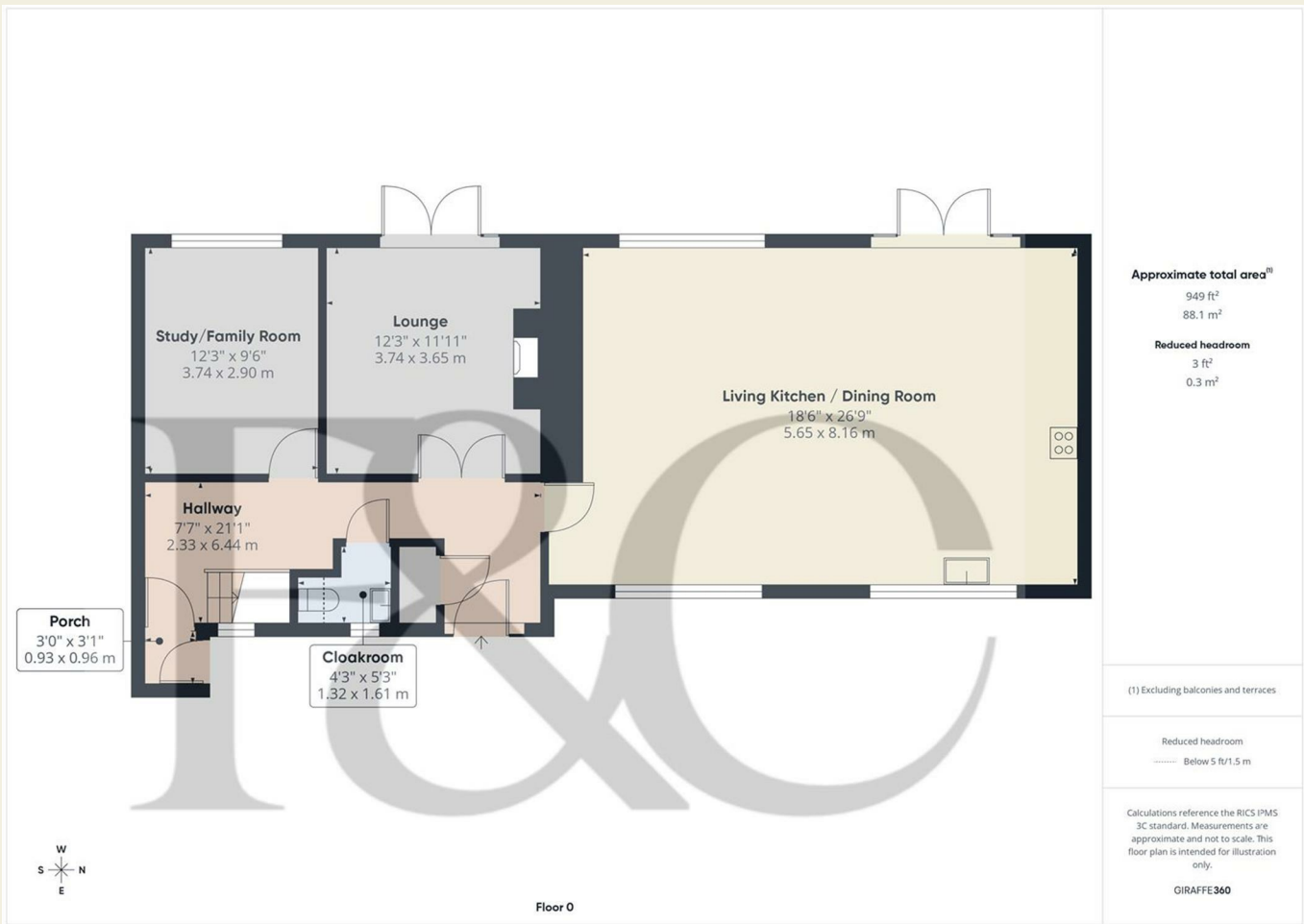
The approach from Derby is via Ashbourne Road (A52) proceeding straight-ahead at the traffic island junction with the outer ring road, continue past Markeaton Park on the right hand side into open countryside, eventually entering Kirk Langley. Take your right hand turning into Flagshaw Lane. After approximately 100 yards, Meadow View will be located on the left hand side identified by our 'for sale' board.



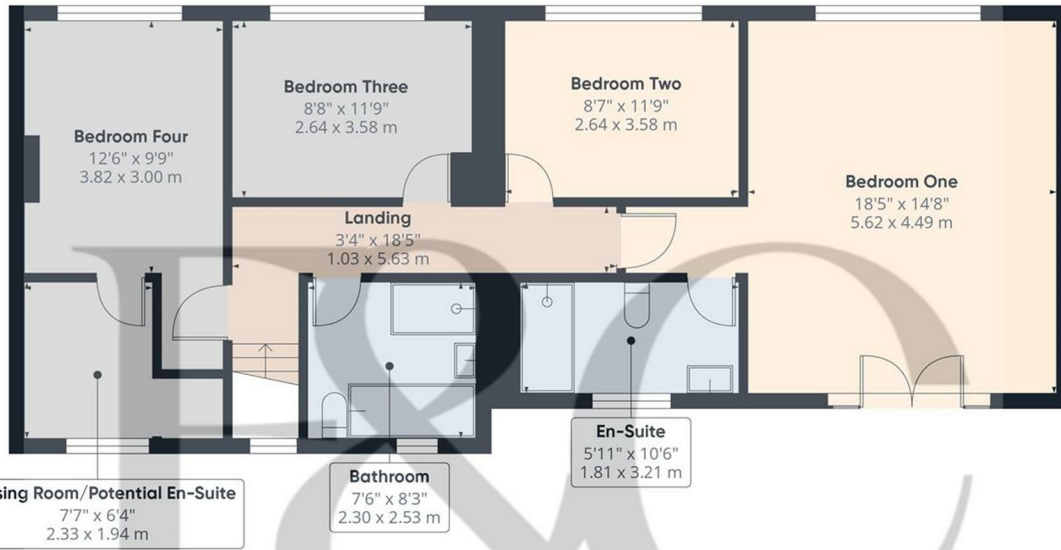
## Council Tax Band D



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Approximate total area<sup>(1)</sup>  
897 ft<sup>2</sup>  
83.4 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360



Floor 1

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</b>	<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

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

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