



6 Bed House

25 Ashbourne Road, Kirk Langley, Ashbourne DE6 4NS

Offers Around £595,000 Freehold



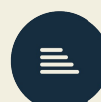
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Fletcher
& Company

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- Unique Four Bedroom House with Two Bedroom Annexe
- Ecclesbourne School Catchment Area
- Main House - 1,740 sq. ft
- Annexe - 941 sq. ft
- Main House - Lounge, Dining Room, Breakfast Kitchen, Four Bedrooms, Two Bathrooms
- Annexe - Lounge, Kitchen/Dining Room, Two Bedrooms, Two Bathrooms
- South West Facing Enclosed Gardens
- Generous Driveway
- Easy Access to Duffield, Kedleston, Derby & Ashbourne
- Countryside Walks

ECCLESBOURNE SCHOOL CATCHMENT AREA - This unique property offers a splendid opportunity for those seeking a spacious four-bedroom family home with the added benefit of an two-bedroom annexe.

The main four-bedroom house, measuring an impressive 1,740 square feet, boasts Lounge, Dining Room, Breakfast Kitchen, Four Bedrooms and Two Bathrooms.

The detached annexe located at the rear is a thoughtfully designed two-bedroom annexe, spanning 941 square feet and boasts Lounge, Kitchen/Dining Room, Two Bedrooms and Two Bathrooms.

The property is set within south-west facing enclosed gardens. The generous driveway provides ample parking for multiple vehicles, ensuring ease of access for residents and visitors.

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.

Main House

Porch

5'5" x 4'1" (1.66 x 1.26)

With entrance door with inset window, quarry tile flooring, column style radiator, coat hooks, sealed unit double glazed window with pine sill and internal stable door with inset window opening into hallway.

Hallway

5'8" x 3'8" (1.73 x 1.13)

With inset doormat, deep skirting boards and architraves, high ceiling, radiator, coat hangers, tile flooring and wide staircase leading to first floor with handrail.

Lounge

19'2" x 14'11" (5.85 x 4.55)

With feature exposed brick chimney breast with inset oak lintel incorporating open grate fire and raised stone hearth, beam to ceiling, exposed brickwork, feature exposed brick wall, radiator, two sealed unit double glazed windows to front, sealed unit double glazed double opening doors opening onto block paved patio and garden and internal stripped panelled door.



Dining Room

16'6" x 12'7" (5.04 x 3.86)

With deep skirting boards and architraves, high ceiling, two beams to ceiling, picture rail, two radiators, chimney breast incorporating exposed brick fireplace with inset oak lintel incorporating open grate fire with raised stone hearth, sealed unit double glazed window to front with internal character shutters, sealed unit double glazed door giving access to garden and two stripped internal panelled doors.



Breakfast Kitchen

15'10" x 12'9" (4.84 x 3.90)

With double sink unit with period style mixer tap, a range of fitted pine cupboards with matching pine worktops providing good storage, integrated fridge, integrated freezer, Britannia stainless steel dual fuel range style cooker included in the sale with concealed extractor hood, tile flooring, decorative beams to ceiling, radiator, sealed unit double glazed window to front, sealed unit double glazed window to rear, sealed unit double glazed doors opening onto raised decked area and gardens and internal stripped panelled door.



Utility Cupboard

4'5" x 3'4" (1.35 x 1.03)

With tile flooring, shelving, plumbing for automatic washing machine, door to cellar and stripped panelled door.

First Floor Landing

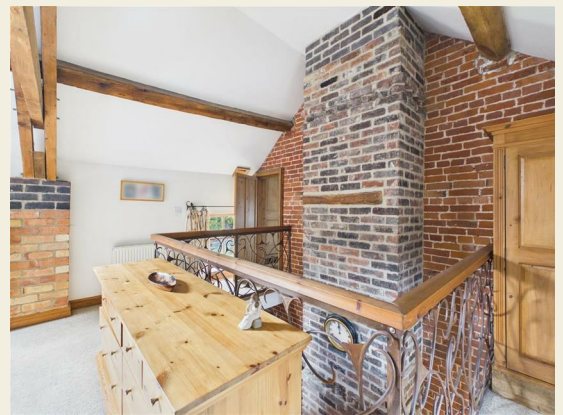
16'11" x 6'7" (5.16 x 2.01)

With attractive pine balustrade, sealed unit double glazed window to rear, radiator, exposed beam to ceiling and staircase with matching pine balustrade leading to second floor.

Bedroom One

19'1" x 14'9" (5.82 x 4.52)

With exposed beams to ceiling, exposed brick chimney breast, exposed brickwork, two radiators, two sealed unit double glazed windows to front with fitted blinds, sealed unit double glazed window to rear overlooking garden, double glazed Velux style window, vaulted ceilings and stripped internal panelled door.



En-Suite

10'0" x 7'4" (3.07 x 2.25)

With double shower cubicle with shower, pedestal wash handbasin, low level WC, wood flooring, character beams to ceiling, radiator, storage cupboards, obscure window to rear with fitted blind and stripped internal panelled door.



Bedroom Two

12'11" x 10'2" (3.95 x 3.11)

With chimney breast incorporating cast iron period style display fireplace, deep skirting boards and architraves, high ceiling, radiator, sealed unit double glazed window to front and internal stripped panelled door.



Bedroom Three

10'0" x 9'1" (3.05 x 2.77)

With charming period style fireplace, character beams to ceiling, fitted desk, fitted shelving, radiator, sealed unit double glazed window to front and internal stripped panelled door.



Family Bathroom

9'8" x 5'6" (2.96 x 1.69)

With bath with mixer tap/hand shower attachment, pedestal wash handbasin, low level WC, radiator, high ceiling, heated towel rail/radiator, sealed unit double glazed obscure window to rear and internal stripped panelled door.



Second Floor

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Bedroom Four

17'6" x 16'9" (5.34 x 5.11)

With exposed beams to ceiling, access to roof space, attractive pine balustrade, radiator, built-in corner store, storage alcove space and two sealed units double glazed windows to side.



Front Garden

The property is set back from the pavement edge behind a well-stocked fore-garden with steps and pathway leading to the entrance door and fencing with hand gate.

Rear Garden

A pleasant, enclosed, south westerly facing garden laid to lawn with a varied selection of shrubs, plants, apple tree, block paved patio and decked area providing a pleasant sitting out and entertaining space, together with trellising, brick retaining wall and timber shed.



Driveway

A driveway provides car standing space to the front and to the side for approximately four vehicles.

Annexe House



Porch

4'5" x 4'5" (1.36 x 1.36)

With half glazed entrance door, tile flooring, radiator and two side sealed unit double glazed windows.



Lounge

16'4" x 11'5" (4.98 x 3.49)

With electric fire, two radiators, staircase leading to first floor, sealed unit double glazed window with fitted blind to side, sealed unit double glazed picture window to front with fitted blind and sealed unit double glazed French doors opening onto paved patio and garden.



Kitchen/Dining Room

13'8" x 11'5" (4.18 x 3.50)

With one and a half sink unit with mixer tap, wall and base fitted units worktops, built-in four ring electric hob with extractor hood over, built-in double electric fan assisted oven, integrated dishwasher, spotlights to ceiling, two radiators, sealed unit double glazed window to front and internal panelled door.



Utility Room

6'1" x 4'4" (1.86 x 1.33)

With tile flooring, plumbing for automatic washing machine, radiator and extractor fan.

Shower Room

8'2" x 6'0" (2.50 x 1.84)

With walk-in shower with chrome fittings including shower, pedestal wash handbasin, low level WC, fully tiled walls with matching tile flooring, extractor fan, heated chrome towel rail/radiator, underfloor heating and internal panelled door.



First Floor Landing

6'8" x 4'10" (2.05 x 1.48)

With radiator, generous sized Velux style window and pine balustrade.

Double Bedroom One

14'3" x 11'6" (4.36 x 3.52)

With radiator, sealed unit double glazed window to front with fitted blind and two matching double glazed Velux style windows.



En-Suite

9'11" x 8'9" (3.03 x 2.67)

With bath, wash basin, low level WC, tile splashbacks, tiled effect flooring, radiator, heated chrome towel rail/radiator, extractor fan, fitted dressing table with storage cupboards either side, fitted mirror, double glazed Velux style window and internal panelled door with chrome fittings.



Double Bedroom Two

11'6" x 11'1" (3.51 x 3.38)

With radiator, sealed unit double glazed window to front, sealed unit double glazed window to side, double glazed Velux style window to front with fitted blind and internal panelled door.



Annexe Garden

A low maintenance, patio garden with timber shed.



Garage Store

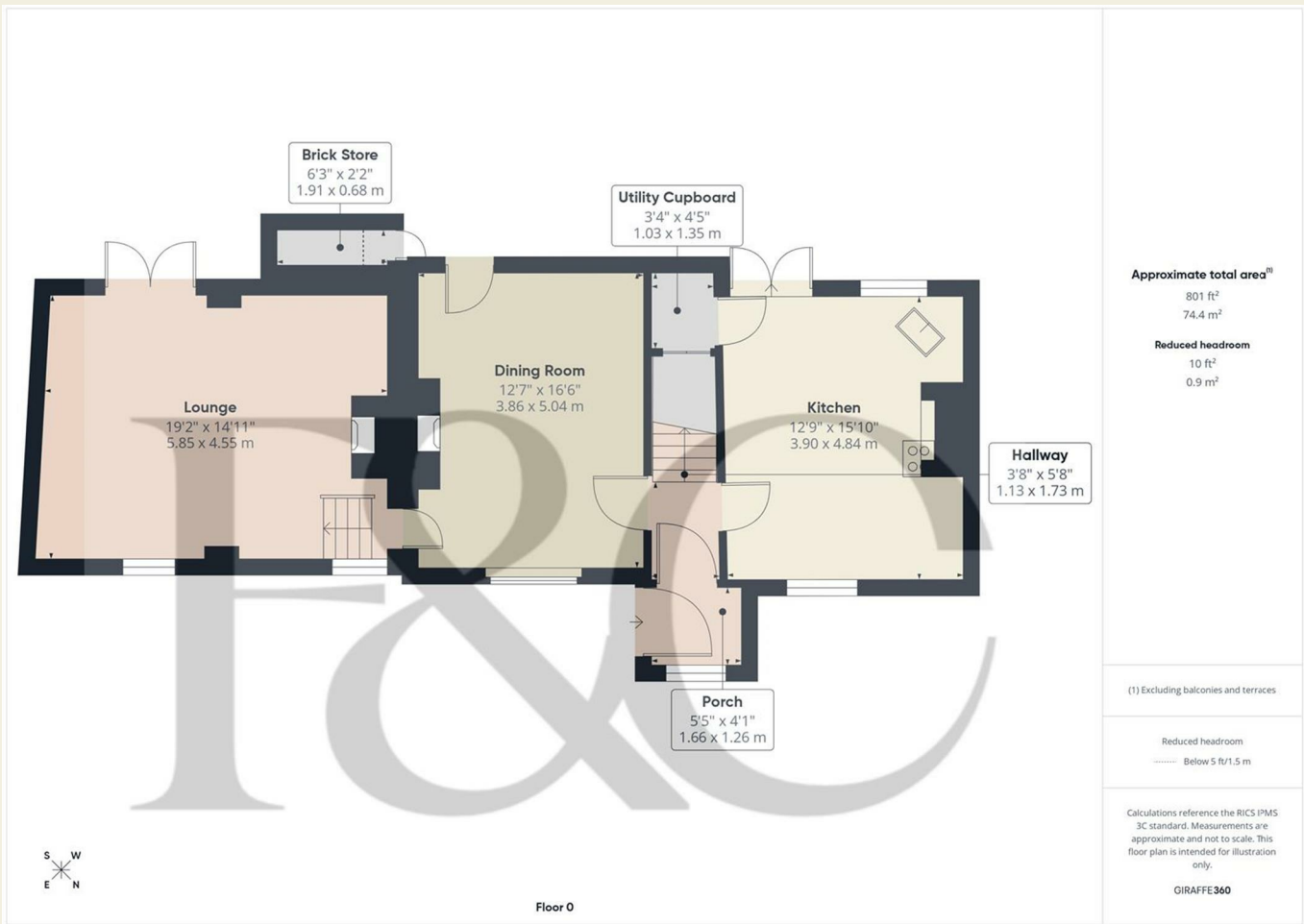
11'6" x 4'7" (3.52 x 1.42)

Providing storage with shelving, concrete floor, power, lighting and double opening front doors.

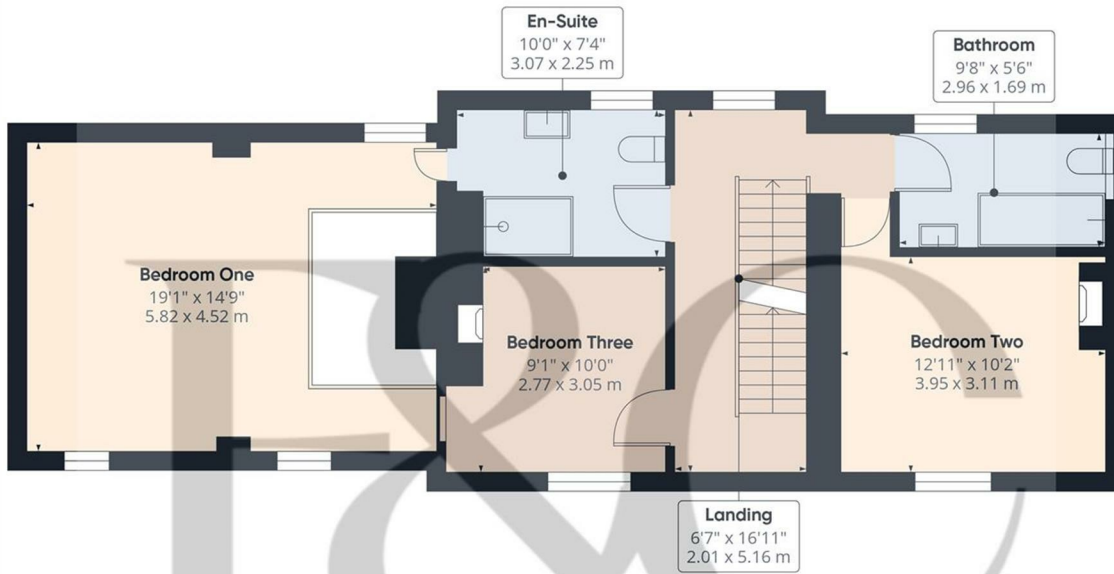


Council Tax Band D





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Approximate total area^m
 682 ft²
 63.3 m²

(1) Excluding balconies and terraces

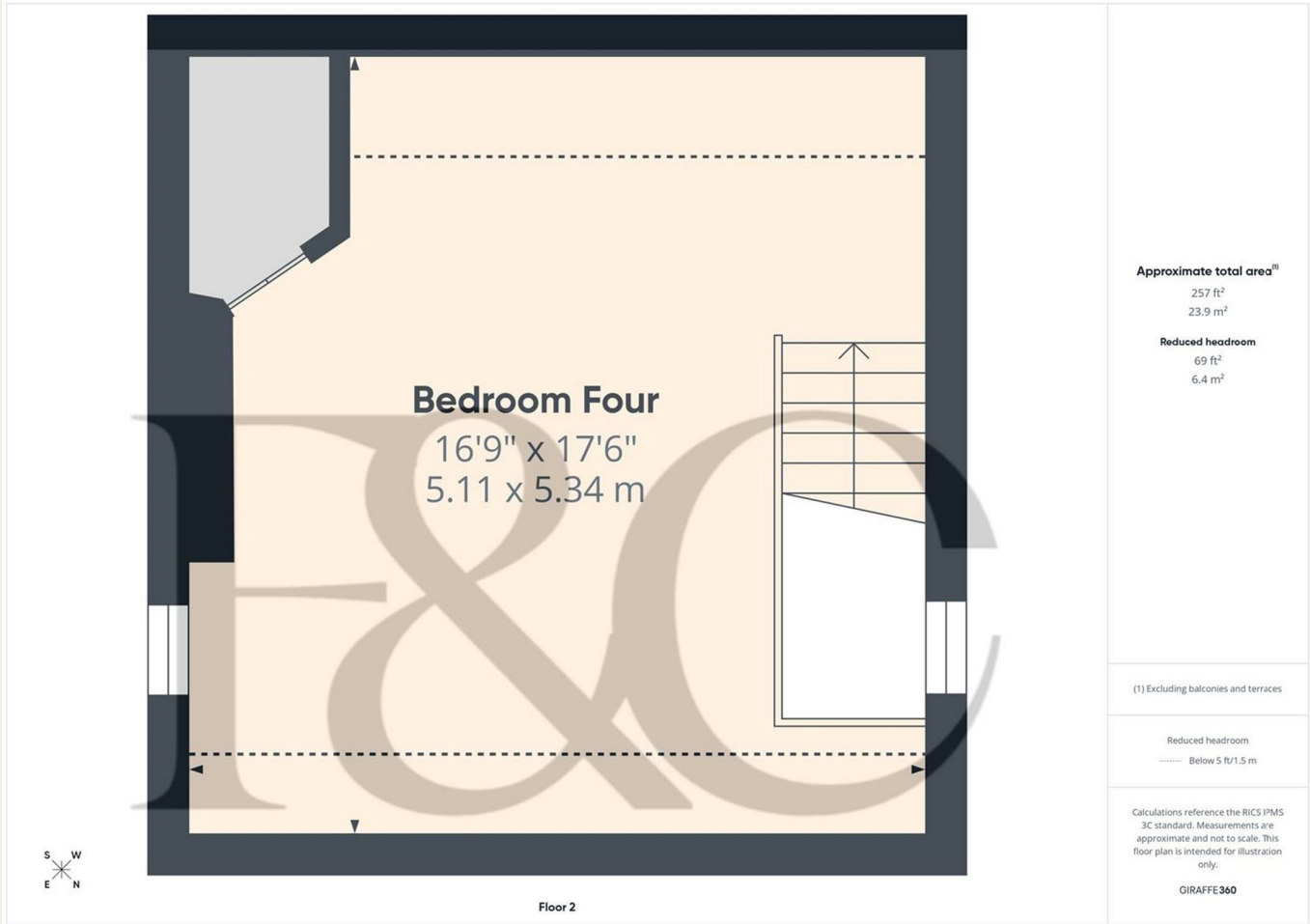
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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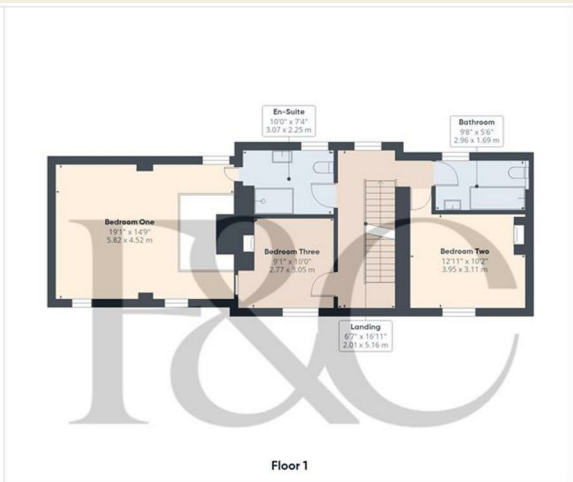
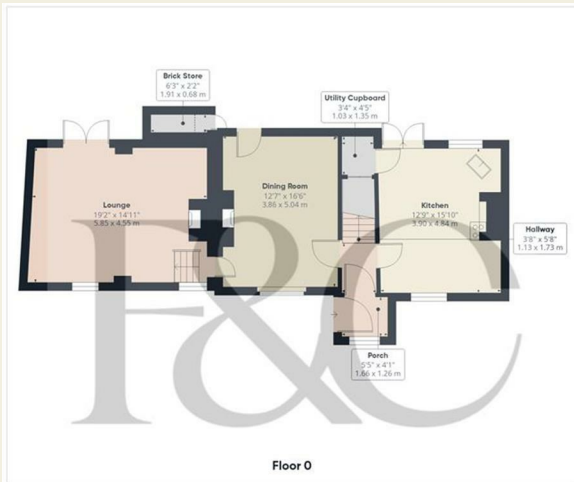


Floor 1

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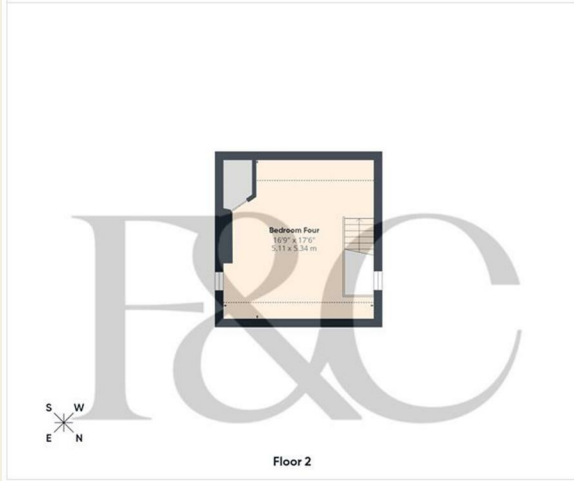


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Approximate total area⁽¹⁾
 1740 ft²
 161.6 m²

Reduced headroom
 79 ft²
 7.3 m²



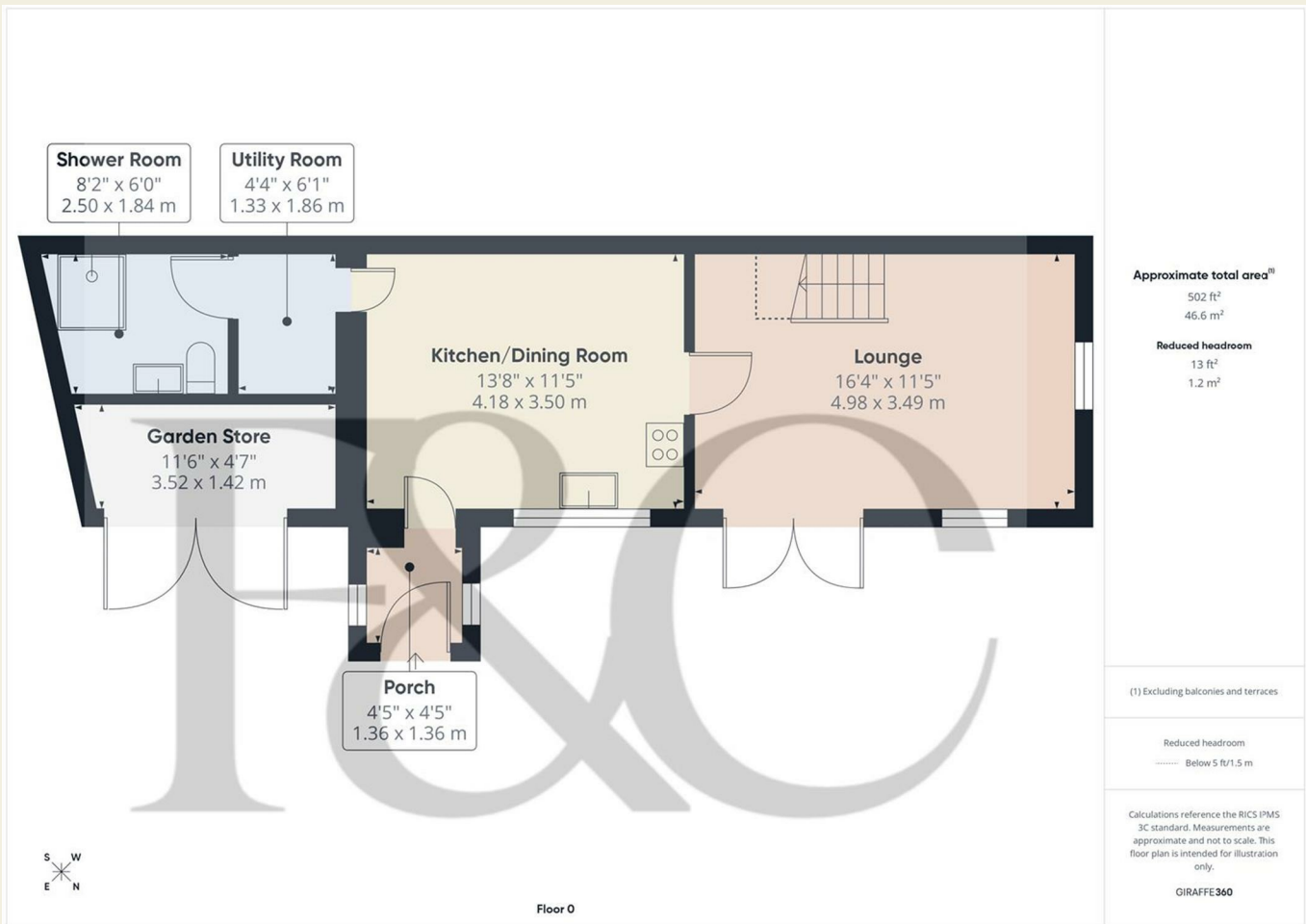
(1) Excluding balconies and terraces

Reduced headroom
 ----- Below 5 ft/1.5 m

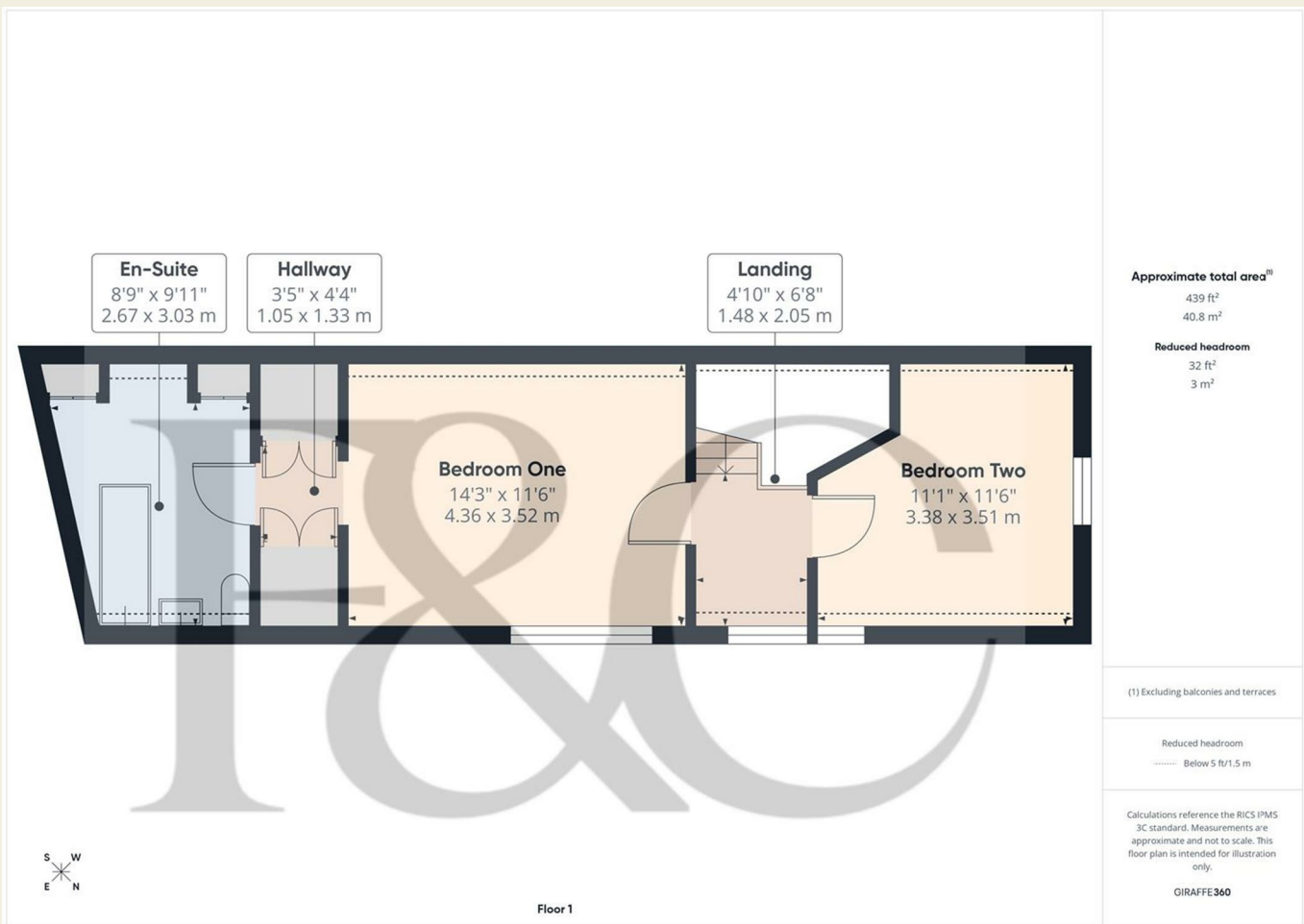
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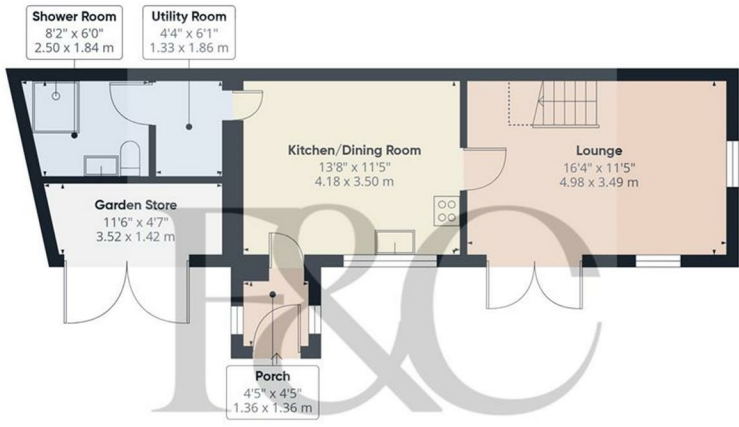
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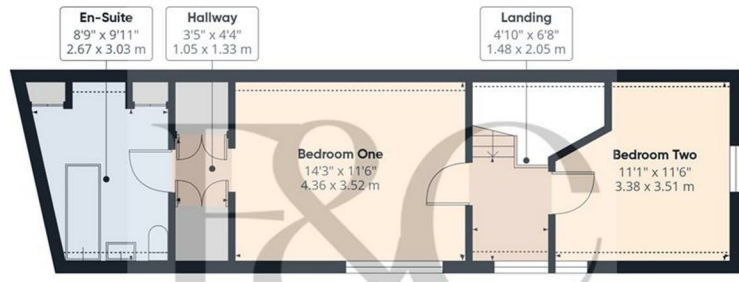
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Floor 0



Floor 1

Approximate total area⁽¹⁾
 941 ft²
 87.4 m²

Reduced headroom
 46 ft²
 4.2 m²

(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.

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Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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