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The Cunnery, Kirk Langley
Ashbourne, Derbyshire
Guide Price £300,000



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ECCLESBOURNE SCHOOL CATCHMENT AREA – A beautifully presented and comprehensively upgraded three-bedroom semi-detached home, occupying a delightful cul-de-sac position close to a local park. The property is situated in the highly sought-after village of Kirk Langley, conveniently located between Derby and Ashbourne.

The property has been finished to a tasteful neutral décor throughout, this beautiful home has been immaculately maintained and presented to a tasteful neutral theme throughout. The accommodation briefly comprises: an entrance hall with staircase rising to the first floor, a stylish living room with feature panelled wall, impressive dining kitchen with French doors opening onto the rear garden, an understairs cloak cupboard and a separate wc. Upstairs, the first floor, the landing provides access to three well-proportioned bedrooms and a superb contemporary four-piece family bathroom.

Externally, the property enjoys a driveway and landscaped front garden, together with gated side access leading to a beautifully landscaped rear garden. The rear garden features a raised paved patio seating area, a well-maintained lawn, and attractive planted borders.





The Detail

Accessed via a composite double-glazed entrance door with frosted glass inset, the entrance hallway features wood-effect Moduleo flooring, a staircase to the first floor with timber handrail, a smoke alarm and alarm keypad, with glazed panelled doors leading to the main living areas.

The living room is a well-proportioned reception space with uPVC double-glazed windows to the front and rear, allowing plenty of natural light, along with two wall uplighters, TV point and beautiful feature panelled wall.

The open-plan dining kitchen is fitted with a range of contemporary white panelled units with brushed stainless steel handles and wood-effect laminate work surfaces. Integrated appliances include a Zanussi electric oven, a Belling four-ring halogen hob with Hotpoint extractor above, and a Bosch slimline dishwasher. There is also a stainless steel sink with swan-neck mixer tap, ceramic tiled splashbacks, recessed LED downlights, wood-effect Moduleo flooring, built-in storage and a uPVC double-glazed window to the front.

The dining area offers ample space for entertaining, with continued flooring, recessed LED downlights and uPVC double-glazed French doors opening onto the rear garden, along with a useful understairs storage cupboard.

The ground floor cloakroom is fitted with a contemporary white suite comprising a low-level WC and wash hand basin set within a high-gloss vanity unit, complemented by tiled splashbacks, a heated towel rail, extractor fan and access to the consumer unit.

To the first floor, the landing provides access to the loft and a storage cupboard housing the Worcester Bosch combination boiler, with a uPVC double-glazed window to the rear.

The primary bedroom is a spacious double with built-in wardrobes and a front-facing uPVC double-glazed window. The second bedroom is also a generous double with built-in wardrobes and a front-facing window, while the third bedroom overlooks the rear garden.

The family bathroom is fitted with a modern four-piece suite including a panelled bath with shower attachment, wash hand basin within a high-gloss vanity unit, low-level WC and separate shower enclosure with Grohe mains-fed shower. Additional features include tiled splashbacks, a heated towel rail, recessed lighting, extractor fan and an obscure glazed window.

Externally, the property benefits from a driveway providing off-road parking for one to two vehicles, a front lawn with mature planting, and side access via double gates. The rear garden is enclosed and features a raised patio, lawn, stepping-stone pathway, well-stocked borders and a timber shed.





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The Location

Located in the heart of the popular Derbyshire village of Kirk Langley, Ashbourne, this property offers a wealth of character and charm. Enjoy delicious meals at nearby restaurants such as The Cow, The Bluebell and The Horseshoes.

For golf enthusiasts, Brailsford Golf Course is just a short drive away. The property is also close to beautiful countryside, perfect for those who enjoy walking and outdoor activities.

The property is located close to the local village Primary School and falls within the catchment area for the noted Ecclesbourne School Catchment.

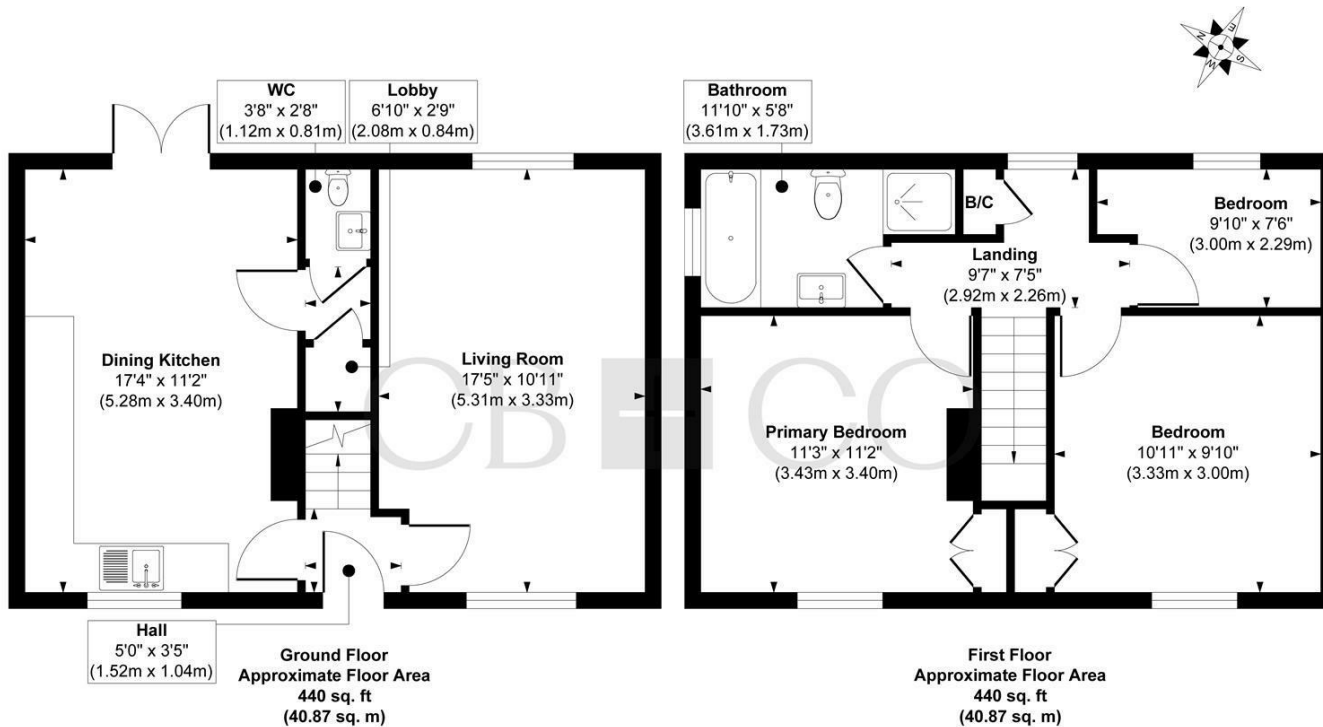
Excellent road links, including the A52 and A38, ensure easy access to Derby, Nottingham, and beyond. This location perfectly balances a serene countryside lifestyle with accessibility to shops and amenities in nearby Mickleover and also excellent amenities in the beautiful market town of Ashbourne.







The Cunnery, Kirk Langley, Ashbourne, Derbyshire



Approx. Gross Internal Floor Area 880 sq. ft / 81.74 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

The Particulars

- Stylish Three Bedroom Semi-Detached Home
- Ecclesbourne School Catchment Area
- Beautifully Presented & Comprehensively Upgraded
- Gas Central Heating & Double Glazing
- Entrance Hallway, Stylish Living Room
- Spacious Dining Kitchen & Downstairs WC
- Three Bedrooms & Contemporary Four Piece Bathroom
- Driveway, Front Garden & Delightful Landscaped Rear Garden
- Highly Sought after Village Location - Convenient for Derby & Ashbourne
- No Chain Involved

Size

Approx 880.00 sq ft

Energy Performance Certificate (EPC)

Rating C

Council Tax Band

C

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Let's Talk

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