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Chancel Close, Kirk Langley
Ashbourne, Derbyshire
£2,200 Per month



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Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



ECCLESBOURNE SCHOOL CATCHMENT – A beautifully appointed, four double bedroom detached family home. occupying this delightful edge of estate position on the highly sought after Amber Grove Development.

Constructed by Cameron Homes in 2024 to a most impressive specification this superb home offers a A-rated energy efficient accommodation with a most stylish standard of presentation, high quality fittings throughout and occupies this small non-through road cul-de-sac, overlooking open fields and countryside.





The Detail

The property is entered via a composite front door into a welcoming hallway, finished with oak-effect herringbone flooring. The entrance hallway has stairs leading to the first floor landing and doors giving access to a living room, study, downstairs wc and the open plan dining kitchen.

A beautiful bay-fronted living room enjoys open field views, while a separate study provides a dedicated home-working space. The superb open plan kitchen, dining and living area offers a spacious full width living space at the rear of the property again with finished with oak-effect herringbone flooring. The kitchen is fitted with stylish panelled units, quartz work surfaces and a central dining island with under-mounted sink, complemented by a full range of integrated Neff appliances. Bi-folding doors open from the snug area onto the rear garden, creating an excellent connection between inside and out. A separate utility room has side door access.

Upstairs, there are four well-proportioned double bedrooms, including a generous primary suite with dressing room, fitted wardrobes and a four-piece en suite. A contemporary four-piece family bathroom serves the remaining bedrooms.

Outside, the property offers ample parking, a double integral garage and a private, easy-to-maintain rear garden with patio and generous lawn,







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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.

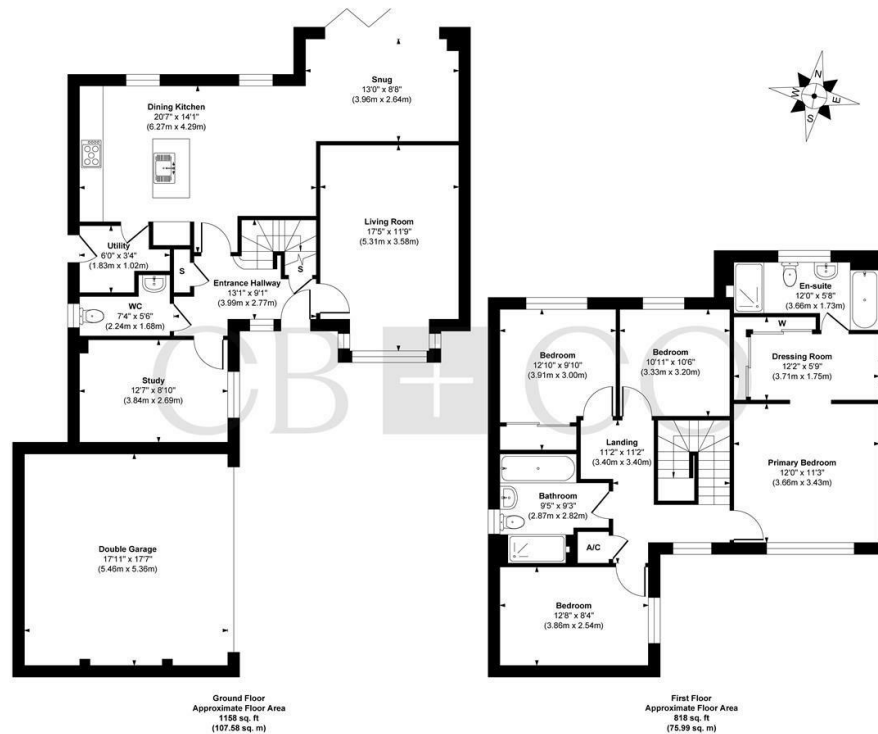
Excellent road links, including the A52 and A38, ensure easy access to Derby, Nottingham, and beyond. This location perfectly balances a serene countryside lifestyle with accessibility to shops and amenities in nearby Mickleover and also excellent amenities in the beautiful market town of Ashbourne.







6 Chancel Close, Kirk Langley, Derbyshire



Approx. Gross Internal Floor Area 1976 sq. ft / 183.57 sq. m (Including Garage)

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

Produced by Elements Property

The Particulars

- Stunning Executive Four Bedroom Detached Residence
- Constructed to Quality Specification by Cameron Homes in 2024
- Delightful Edge of Estate Location - Views over Fields
- Energy Efficient - Solar Panels, Gas Central Heating & uPVC Double Glazing
- Entrance Hallway, WC, Study & Living Room
- Superb Open Plan Dining Kitchen with Snug & Separate Utility Room
- Four Double Bedrooms, Contemporary Bathroom & En-Suite Shower Room
- Driveway, Double Garage & Enclosed Rear Garden
- Ecclesbourne School Catchment & Local Village Primary School
- Unfurnished - Available January 2026

Size

Approx 1976.00 sq ft

Energy Performance Certificate (EPC)

Rating A

Council Tax Band

F

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Let's *Talk*

01332 411050
hello@curranbirds.co
curranbirds.co

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