

Moor Lane

Kirk Langley, Ashbourne, DE6 4LQ

John 
German





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£530,000

NO CHAIN

Spacious detached family home set on a large mature plot surrounded by open countryside. Extended to provide spacious family accommodation with large reception rooms. Highly regarded semi rural location with excellent amenities close by.

Kirk Langley is a sought after village on the outskirts of Derby offering the perfect combination of country living surrounded by open fields and a wide range of great amenities nearby. There are great transport links including a local bus service and easy access to the A52 and A38. Shops, leisure and healthcare facilities can be found in nearby Mickleover and Derby city centre as well in the beautiful market town of Ashbourne which is known as the gateway to the Peak District. The village itself boasts a great restaurant bar, cricket club, church and a lovely primary school. Kirk Langley also falls within the catchment for Ecclesbourne secondary school.

The property benefits from uPVC double glazing, oil central heating and an electronic burglar alarm.

Entrance to the property is via a spacious entrance hall with a built-in cloak's cupboard and a ground floor guest WC fitted with a vanity wash basin and low flush WC. Stairs lead to the first floor landing and doors lead off to the ground floor living spaces plus a courtesy door to the garage.

The breakfast kitchen is located at the front of the property and is fitted with an extensive range of base and eye level units with roll edge worksurfaces, inset one and a half bowl sink unit with mixer tap, tiled splashbacks, space for dishwasher, built-in eye level double oven, electric hob with extractor hood over, double aspect windows, heated towel radiator and tiled floor running through to the utility room.

The utility room sits off the kitchen and is fitted with a range of base and eye level units, roll edge worksurfaces, stainless steel sink, tiled splashbacks, window to the side, space for appliances and central heating boiler.

The spacious dining area has a window to the side, oak flooring and an archway through into the lounge. The elegant lounge is a lovely space featuring a log burning stove with arched recesses on either side, glazed double doors leading into the hallway and sliding patio doors leading through into the conservatory.

The large conservatory has windows on three sides and a glass roof with solar protection. The tiled floor has under floor heating and French doors open out onto the rear patio.

On the first floor, stairs lead to a large landing with built-in storage and a built-in airing cupboard.

The master bedroom is fitted with an extensive range of wardrobes and fitted drawers, with a window overlooking the rear garden and countryside beyond. The ensuite is fully tiled and fitted with a large shower, vanity wash basin with storage beneath and concealed flush WC, window to the side and heated towel radiator.

There are two further double bedrooms, one with a fitted wardrobe, and two well proportioned single bedrooms.

The fully tiled family bathroom is fitted with a corner bath, shower enclosure, vanity wash basin with built-in storage above and below, and a concealed flush WC, LED lit mirror, window to the side and heated towel radiator.

Outside, to the front of the property is a generous driveway providing ample off-road parking and giving access to the integral garage with power, lighting and water. To the rear of the property is a stunning and spacious garden with a large recently re-laid patio seating area, shaped lawns, vegetable plot and well stocked mature flower and shrubbery beds. Included in the sale will be a greenhouse, shed and a children's playhouse.

Agents note: There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Oil

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Amber Valley Borough Council / Tax Band F

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.ambervalley.gov.uk

Our Ref: JGA/24012025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.











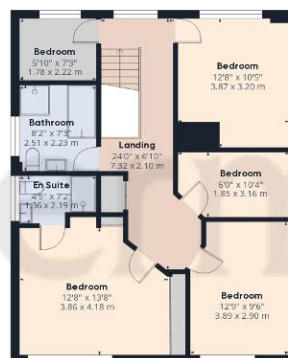


Ground Floor

Approximate total area⁽¹⁾

1890.8 ft²

175.66 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Agents' Notes

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. John German 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.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



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