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Moor Lane, Kirk Langley

Offers in excess of
£800,000



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



ECCLESBOURNE SCHOOL CATCHMENT AREA - A stunning modern detached barn style, four double bedroom home of exceptional quality. This most stylish property offers high specification contemporary fittings throughout and a delightful south east facing landscaped garden and beautiful views over open countryside. Constructed in 2020, this property offers most spacious and beautifully appointed living accommodation, of around 2911 square feet of floor space with the addition of a double garage with electric remote door. The property offers this delightful position, located on the edge of of the beautiful village of Kirk Langley, located between Derby and Ashbourne.





The Detail

A beautiful contemporary barn style home offering most spacious and high specification family home in this idyllic position on the edge of the village, with delightful countryside views to the rear.

This property was constructed to a quality specification and offers a most stylish standard of finish and presentation throughout and has the benefit of a 10 year builders warranty from construction.

The property offers around 2911 square feet of floor space over two floors offering beautiful light and spacious room proportions. The property has high rated energy efficiency and has the benefit of an air source heat pump, underfloor heating and stylish matt black finish aluminium windows and bi-folding doors. The property also has the benefit of a CCTV security system.

On entering the property into the beautiful light entrance hallway with full height window to the front. There is an oak staircase leading to the first floor and doors off the hallway leading to the contemporary wc, stylish living room, study and the stunning 45ft open plan living dining kitchen with three sets of bi-folding doors giving access to the delightful south east facing landscaped rear gardens. There is also a separate and beautifully appointed utility room with internal doorway access leading to the attached double garage.



The beautiful light first floor landing is again complimented by the full height window to the front. This landing provides access to four generous double bedrooms and superb contemporary four piece bathroom suite. The most spacious primary bedroom suite also offers a beautiful walk through wardrobe/dressing area that leads to a spacious contemporary en-suite shower room. The second bedroom also has the benefit of a contemporary en-suite shower room. This is also further to extend into the generous loft space (subject to planning)

Outside, the property has a generous block paved driveway that provides car standing spaces for approximately four cars and leads to an attached double brick garage with electric remote control door. There is a delightful enclosed rear garden with feature external lighting and the garden has been beautifully landscaped with a porcelain paved patio area, area laid to lawn with shrubbed borders with a quality timber fence panelled boundary and delightful open views over fields to the rear. For gardening enthusiasts, the current vendors rent a nearby allotment space within close proximity to the Bluebell Inn pub, at a cost of around £5.00 per annum (subject to availability).





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The Location

Located on a private development to just two houses in Kirk Langley, Ashbourne, this property provides a blend of rural tranquility and modern convenience. It falls within the sought-after Ecclesbourne School catchment area, making it ideal for families seeking quality education. 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. 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 urban amenities.







The Particulars

- Superior Contemporary Barn Style Detached Home
- Stylish Presentation & High Specification
- Most Spacious Accommodation of around 2911 Square Feet (Floor Space)
- B-Rated Energy Efficient Property with Air Source Heat Pump
- Beautiful Entrance Hallway, Study, Living Room & Utility Room
- Stunning 45ft Open Plan Living Dining Kitchen with Three Sets of Bi-Folding Doors
- Four Double Bedrooms, Contemporary Four Piece Bathroom & Two En-Suites
- Stunning Primary Bedroom Suite with Dressing Room & En-Suite
- Driveway, Double Garage & Delightful Landscaped South East Facing Garden
- Edge of Village Location with Beautiful Countryside Views

Size

Approx 2911.00 sq ft

Energy Performance Certificate (EPC)

Rating B

Council Tax Band

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Let's Talk

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