

CURRAN  
BIRDS  
+ CO

Moor Lane, Kirk Langley

Ashbourne

£830,000





CURRAN BIRDS + CO

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



ECCLESBOURNE SCHOOL CATCHMENT - STUNNING COUNTRYSIDE VIEWS - A beautiful high specification detached barn style, four double bedroom home of exceptional quality, offering over 2900 square feet of floor area including a stunning and most spacious 43ft open plan living dining kitchen with delightful views over the rear garden and open countryside to the rear. Constructed in 2020, this property offers most stylish and beautifully appointed living accommodation with the benefit of generous driveway and 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.







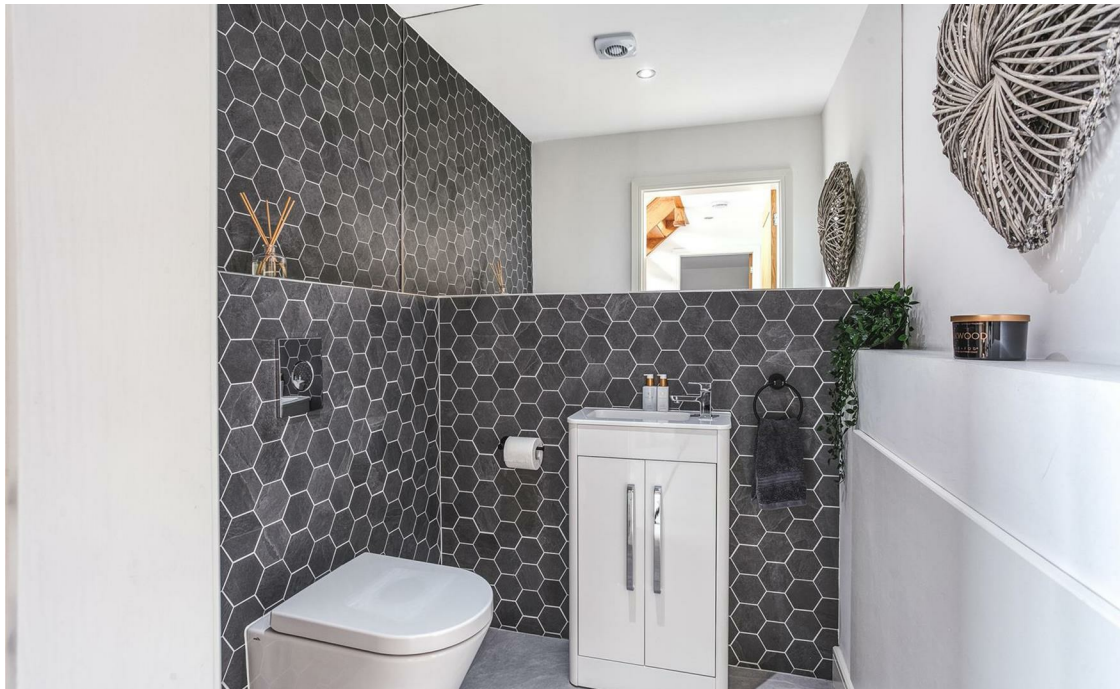


## The Detail

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. The property offers around 2900 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 low profile windows and bi-folding doors.

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, living room, study and the stunning 43ft open plan living dining kitchen with three sets of bi-folding doors giving access a generous south 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.

Outside, the property has a generous enclosed block paved driveway that provides car standing spaces for approximately seven to eight cars and leading to an attached double brick garage with electric remote control door. There is a delightful enclosed rear garden that has been beautifully landscaped with a porcelain paved patio area with steps leading upto a generous area laid to lawn with a quality timber fence panelled and hedgerow boundary and delightful dual aspect open views over fields to the rear.







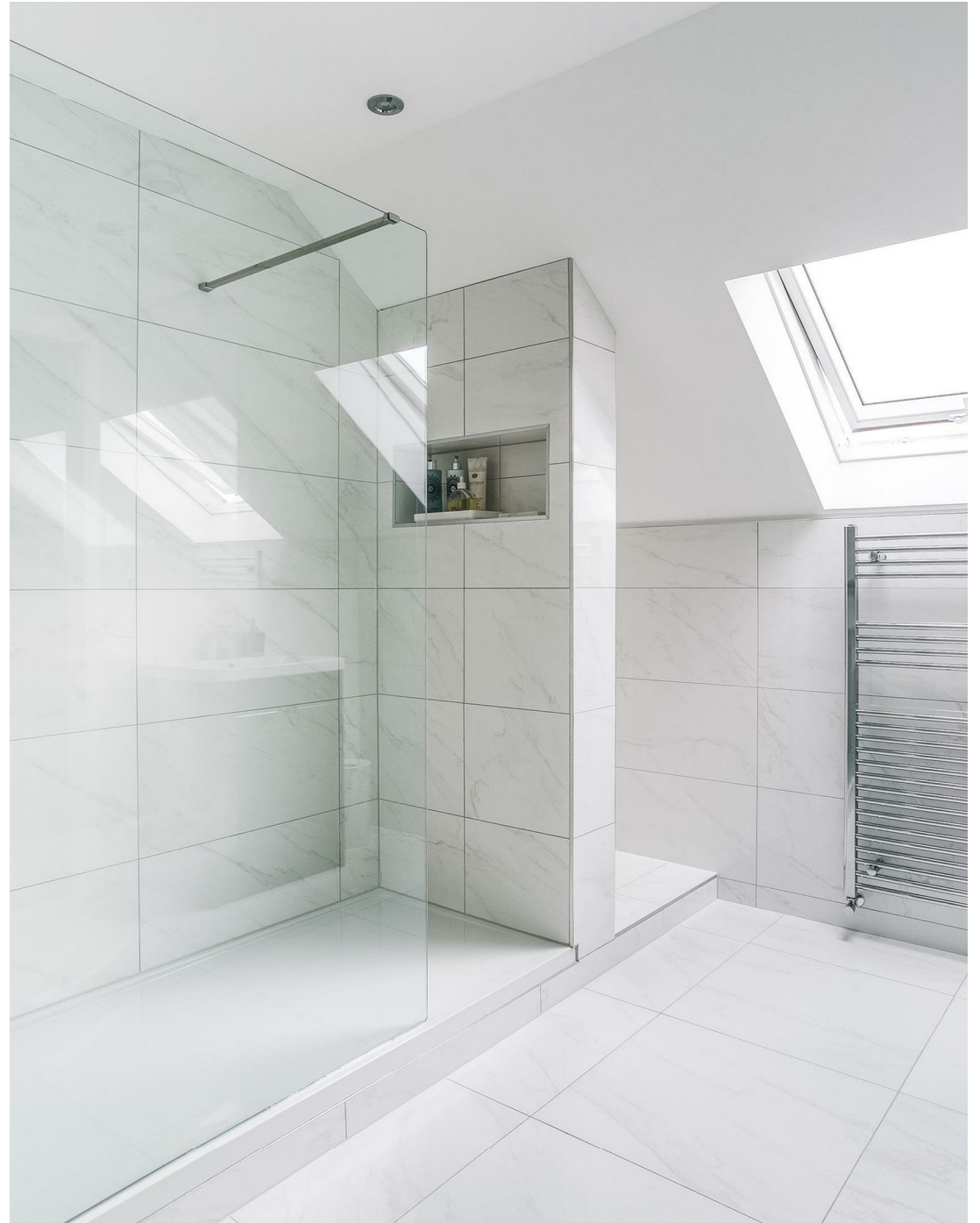


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## The Location

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 Contemporary Fittings
- Most Spacious Accommodation of over 2900 Square Feet (Floor Space)
- B Rated Energy Efficient Property with Air Source Heat Pump
- Beautiful Entrance Hallway, Office, Living Room & Utility Room
- Stunning 43ft 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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