



CURRAN BIRDS + CO

Fieldon Close, Kirk Langley
Ashbourne, Derbyshire
Shared Ownership £180,000



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IDEAL FIRST TIME BUY - A well-presented two double bedroom mid townhouse, set in the sought after village of Kirk Langley, offering modern living with countryside surroundings. The property is offered on an 80% shared ownership basis and would be ideally suited to a first time buyer. This a rare opportunity to acquire an affordable part ownership home in a delightful and much sought after village location.

This home offers a practical layout and includes: entrance hallway, well appointed kitchen, spacious living room and a good sized conservatory. The first floor leads to two double bedrooms and bathroom. Outside, the property benefits from generous off-road parking for three vehicles and a well-maintained rear garden with a patio and lawn, perfect for outdoor relaxation.





The Detail

Stepping inside the hallway and this leads to the kitchen, which is fitted with cream cabinetry, stainless steel handles, and wood-block effect worktop. Integrated appliances include a stainless steel oven, induction hob, extractor unit, washing machine, low level integrated fridge and freezer.

The spacious living room features a wooden picture rail and a charming feature fireplace, creating a comfortable and inviting space. Under-stair storage maximises practicality, while uPVC double doors lead into the conservatory.

Built with a brick base and UPVC double glazing, the conservatory offers a bright and airy space currently used as a living dining area and having sliding patio doors giving access to the rear garden.

Upstairs, the primary bedroom overlooks the rear garden and includes sliding wardrobe doors, while the second double bedroom benefits from a built-in wardrobe and a front-facing window. The bathroom is fitted with a white suite, including a panel bath with a glazed shower screen, a Triton electric shower, a vanity unit with a ceramic wash basin, and mosaic tile accents.



Externally, the property features a single-width tarmac driveway with space for three vehicles, a lawned front garden with shrubs, and a well-maintained rear garden with a mix of paved pathways, shrub borders, a purple slate bed, a patio, and a timber-frame shed. The garden is enclosed by fencing with rear gated access.





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The Location

Kirk Langley is a picturesque village offering a peaceful setting while remaining well connected. The property is within easy reach of local amenities, including shops, pubs, and well-regarded schools. The property falls within the catchment area for the noted Ecclesbourne School and is also located just a short walk away from Kirk Langley Primary School.

Surrounded by open countryside, Kirk Langley offers scenic walking routes and a welcoming community, making it an attractive location for those seeking a balance between village life and modern convenience. The property is also located just a short walk away from the well regarded Blue Bell Inn.

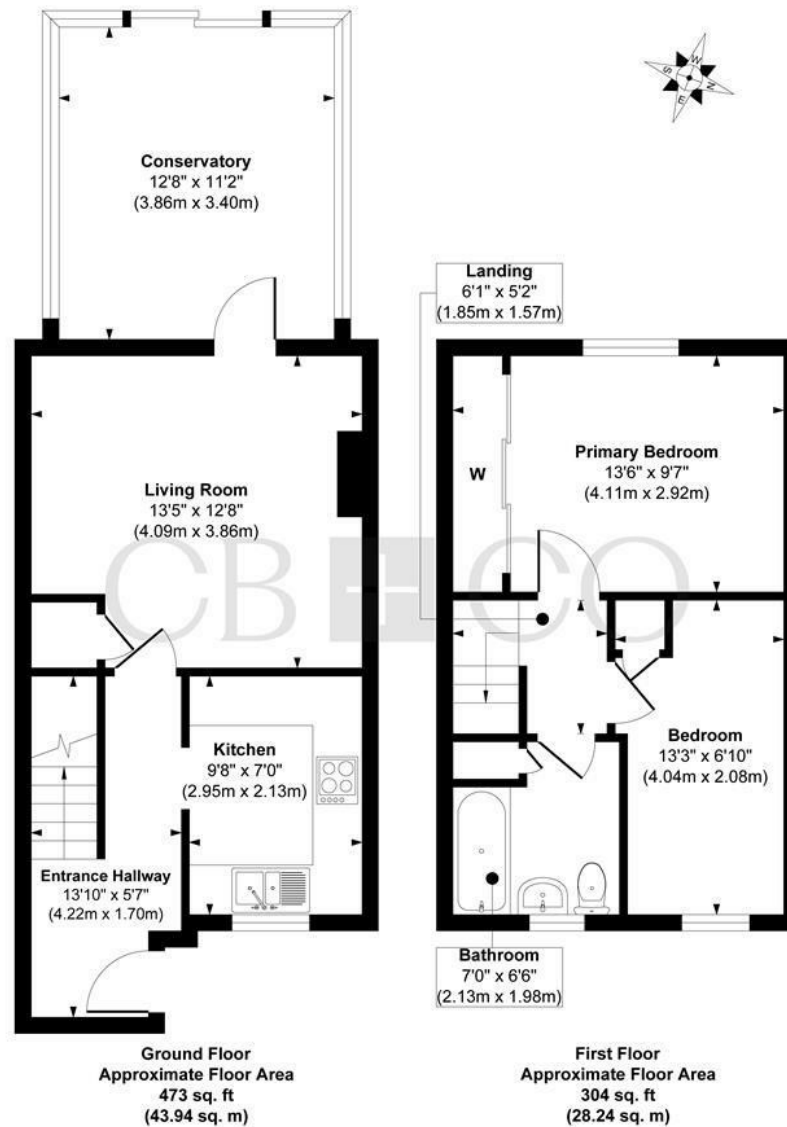
The nearby town of Ashbourne and Derby city centre provide further shopping, dining, and leisure options. Commuters benefit from excellent transport links via the A52 and A38, providing straightforward access to major road networks.







Fieldon Close, Kirk Langley



The Particulars

- Well Presented Two Double Bedroom Mid Townhouse
- Ideal First Time Buyer Home - 80% Shared Ownership
- Delightful Village Setting - Views Towards Fields
- uPVC Double Glazing & Electric Storage Heaters
- Entrance Hallway & Well Appointed Kitchen & Spacious Living Room
- Spacious Living Room & Conservatory
- Two Double Bedrooms & Bathroom
- Generous Single Width Driveway & Landscaped Rear Garden
- Kirk Langley Primary School just a moments walk away
- Ecclesbourne School Catchment Area

Size

Approx 777.00 sq ft

Energy Performance Certificate (EPC)

Rating D

Council Tax Band

B

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Let's *Talk*

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