

# Moor Lane

Kirk Langley, Ashbourne, DE6 4LQ

John German











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£645,000

A substantial six-bedroom detached home within the sought-after Ecclesbourne School catchment. Set on a spacious plot with stunning countryside views, it features two reception rooms, a large conservatory, and a double garage. Convenient for Derby, Ashbourne, and the A52.

NO UPWARD CHAIN



A substantial six double bedroom detached home situated in Kirk Langley, in the highly sought-after Ecclesbourne School catchment area. Set on a spacious plot, this property offers an excellent opportunity for families seeking generous living space in a desirable village location. The home features two reception rooms, a large conservatory, and a well-appointed dining kitchen, providing ample space for everyday living and entertaining. The double garage and off-street parking add to the practicality of the property, while the stunning countryside views further enhance its appeal.

Positioned on the edge of Derby and close to Ashbourne, the location offers the convenience of swift access onto the A52, making commuting straightforward. The surrounding area provides a balance of rural charm and accessibility to local amenities, with Derby city centre just a short drive away. It is also located a short walk away from the highly regarded Bluebell public house. Offered with no upward chain, this property presents an ideal opportunity for a family looking to move into a well-proportioned home in a sought-after village setting.

The property is entered via an entrance porch leading to a wooden door that opens into a bright and spacious reception hallway. This central space features a staircase to the first floor and provides access to the guest cloakroom, utility room, sitting room, dining room, dining kitchen, and a large storage cupboard. The guest cloakroom is fitted with tiled flooring, a wash hand basin with vanity storage beneath, a low-level WC and an extractor fan.

The dining kitchen is well-equipped with tiled flooring and granite preparation surfaces incorporating a 1½ stainless steel sink with an adjacent drainer, chrome mixer tap and matching upstand surround. A range of base and wall-mounted cupboards provide ample storage, complemented by an integrated dishwasher, a double Bosch electric oven and grill, and a four-ring AEG electric hob with an extractor above. There is space for a freestanding fridge freezer and a UPVC door leads to the rear garden, offering beautiful countryside views.

Adjacent to the kitchen, the utility room provides additional storage and workspace, featuring tiled flooring, rolled-edge preparation surfaces with an inset circular stainless steel sink, a chrome mixer tap, and tiled splashback. There is space and plumbing for white goods, along with both base and wall-mounted cupboards. A door from the utility room provides internal access to the double garage.

The dining room benefits from UPVC French doors that open onto the rear garden, allowing natural light into the space while taking full advantage of the stunning views.

The generously proportioned sitting room is triple aspect and features a log burner with a granite hearth, forming the focal point of the room. A UPVC double-glazed sliding door leads into the L-shaped conservatory, which enjoys open field and countryside views. The conservatory has tiled flooring and UPVC French doors opening onto the garden patio, creating a connection between the indoor and outdoor spaces, ideal when entertaining.

First Floor - The semi-galleried landing is bright and spacious, with doors leading to the bedrooms, family bathroom, and a storage cupboard housing the pressurised hot water tank. The principal bedroom enjoys dual aspect views to the side and rear, offering fantastic elevated countryside views. It includes fitted wardrobes and an en-suite which is fitted with tiled flooring, a white suite comprising a wash hand basin with a chrome mixer tap and vanity storage beneath, a low-level WC, a shower unit with a mains-fed rainfall shower, an electric shaver point, and an extractor fan.

Bedroom two is another spacious double with dual aspect views to the side and rear, capturing the same impressive outlook. It also benefits from fitted wardrobes and an en-suite which features tiled flooring, a wash hand basin with a chrome mixer tap and vanity storage, a low-level WC, a shower unit with a mains-fed rainfall shower, an electric shaver point, an extractor fan and a chrome ladder-style heated towel rail. Bedroom three is an exceptionally large double with dual aspect views to the side and front, along with useful eaves storage. This versatile room could also serve as a second sitting room or games room if desired. Bedroom four is has dual aspect windows to the side and front. The family bathroom is fitted with tiled flooring and a modern white suite, comprising a wash hand basin with a chrome mixer tap and vanity storage, a low-level WC, a bath with a chrome mixer tap and a handheld shower attachment, a separate shower unit with an electric shower, a chrome towel rail, an electric shaver point, and an extractor fan.

Second Floor - A semi-galleried landing on the second floor provides access to the remaining two bedrooms, a shower room, and a loft hatch. A roof window to the side allows additional natural light. Bedroom five is a spacious double with dual aspect roof windows to the side and rear, offering elevated countryside views. It also benefits from useful eaves storage. Bedroom six, also a spacious double, features dual aspect roof windows with countryside views, eaves storage, and a separate store room. The shower room is well-appointed with tiled flooring, a white suite comprising a wash hand basin with a chrome mixer tap and vanity storage, a low-level WC, a shower unit with a mains-fed shower, a roof window to the rear, and a ladder-style heated towel rail.

Outside - The front of the property features a tarmac driveway providing off-street parking for multiple vehicles, leading to the integral double garage, which has power, lighting, and electric roll-top doors. The wrap-around garden extends to the rear, where an Indian stone patio seating area and a well-maintained lawn enjoy open field and countryside views, offering an excellent outdoor space for families to enjoy.

**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:** Driveway

**Electricity supply:** Mains

**Water supply:** Mains

### Sewerage: Mains

**Heating: Oil**

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

**Broadband type:** Fibre to the cabinet

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 G

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/17032025

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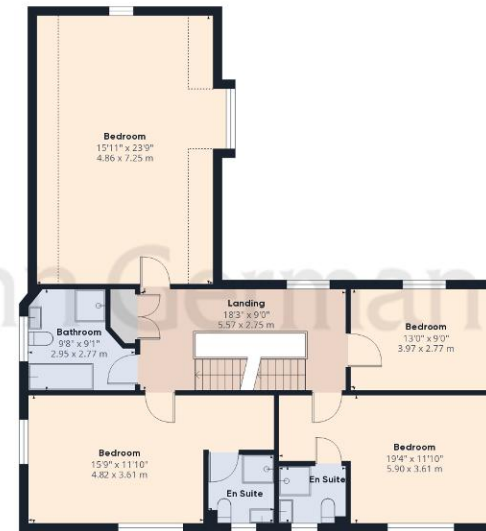




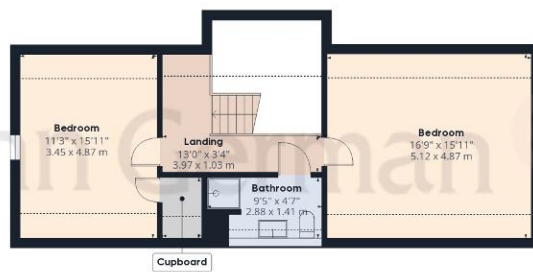




Ground Floor



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

3444.99 ft<sup>2</sup>

320.05 m<sup>2</sup>

**Reduced headroom**

224.83 ft<sup>2</sup>

20.89 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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## Agents' Notes

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**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		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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