



GADSBY
NICHOLS

Sunny View 31 Moor Lane, Kirk Langley, Ashbourne, DE6 4LQ
£275,000

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AN APPEALING, THREE-BEDROOMED, SEMI-DETACHED COTTAGE residence, enjoying a semi-rural setting, on the fringe of the sought-after Village of Kirk Langley, with open aspects to the front affording countryside views. The property is in need of a full scheme of modernisation and refurbishment, and is offered with IMMEDIATE VACANT POSSESSION. Having the benefit of part-UPVC double glazing, the accommodation briefly comprises: -

GROUND FLOOR, entrance hall, front living room, dining room, and kitchen with walk-in pantry. FIRST FLOOR, landing, Three well-proportioned bedrooms, and bathroom. OUTSIDE, front garden, car standing space, detached stores, and extensive mature rear garden. EPC F, Council Tax Band D.

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THE PROPERTY



An appealing semi-detached cottage, offering an exciting scheme for a full modernisation and refurbishment programme to individual taste, together with structural extension, subject to requirements and obtaining the usual planning and building regulation approvals. The property is offered with immediate vacant possession, and comprises; entrance hall, two reception rooms, kitchen with walk-in pantry, rear porch, three bedrooms, bathroom, front garden, driveway affording car standing, detached stores, and long rear garden of over 150-feet in depth.

LOCATION



The property is situated in a semi-rural setting, enjoying views over open countryside to the front, on the fringe of the sought-after village of Kirk Langley, which is within easy access of the nearby suburb of Mickleover and Derby city centre for a range of amenities. The property is also within the catchment area of highly regarded schooling to include Kirk Langley primary school and Ecclesbourne secondary school at Duffield. The property is within easy commuting distance of the popular Market Town of Ashbourne, and The Peak District. The A52 is readily accessible, and affords links to the A38 and A50 towards Derby, for commuting further afield.

DIRECTIONS

When leaving Derby city centre by vehicle, proceed along the A52 Ashbourne Road, continuing over the traffic island at Markeaton Park still on the A52, then on entering Kirk Langley turn left into Moor Lane, proceeding along the lane and passing the primary

school before finding the property on the left-hand side, before reaching the Bluebell public house and restaurant.

What 3 Words /// rock.hired.itself

VIEWINGS

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13437.

ACCOMMODATION

Having the benefit of part-UPVC double glazing, the detailed accommodation comprises: -

GROUND FLOOR

ENTRANCE HALL

Having UPVC front door, central heating radiator, and stairs to the first floor with understairs store.

FRONT LIVING ROOM

4.27m x 3.63m max (14'0" x 11'11" max)



Having UPVC double glazed window to the front,

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tiled fireplace and hearth, and central heating radiator.

DINING ROOM

3.96m x 4.57m max 2.74m min (12'11" x 14'11" max 8'11" min)



Measurements are '13'0" x 15'0" maximum, 9'0" minimum/3.96m x 4.57m maximum, 2.74m minimum'.

Having tiled fireplace and hearth, full-height fitted cupboards, and UPVC double glazed windows to the front, and rear.

KITCHEN

3.96m x 3.05m max (13'0" x 10'0" max)



Having stainless steel sink unit with single drainer, Range (NOT TESTED), built-in cupboards, quarry tiled floor, rear door to the porch, and walk-in pantry with thrawl and shelving.

ENCLOSED REAR PORCH

3.02m x 1.42m (9'11" x 4'8")

Having UPVC double glazed windows, and door to outside.

FIRST FLOOR

LANDING

Having UPVC double glazed window enjoying views over the fields opposite.

FRONT BEDROOM ONE

4.29m x 3.63m max (14'1" x 11'11" max)



Having period cast-iron fire grate, central heating radiator, and UPVC double glazed window enjoying views towards open countryside to the front.

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REAR BEDROOM TWO

3.94m x 3.05m max (12'11" x 10'0" max)



Having period cast-iron fire grate, and UPVC double glazed window.

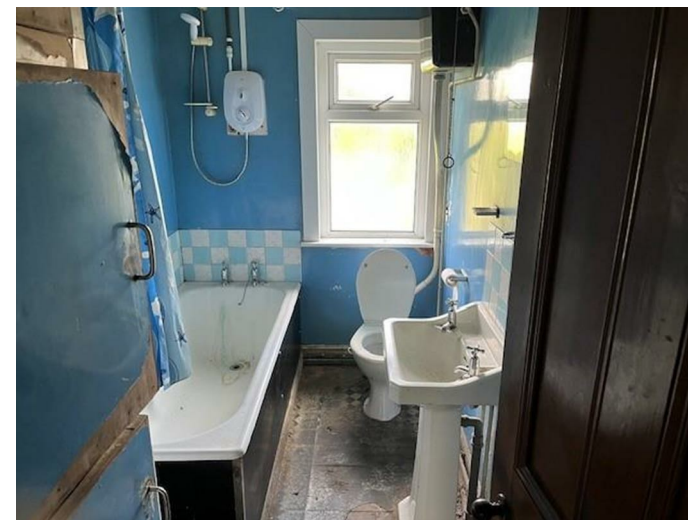
BEDROOM THREE

3.94m x 2.92m plus (12'11" x 9'7" plus)



Measurements are 'plus door recess'.
Having UPVC double glazed window enjoying views to the front.

BATHROOM



Having suite comprising; high-level cistern WC, pedestal wash hand basin, and panelled bath, together with UPVC double glazed window.

OUTSIDE

FRONT GARDEN

Having lawn, and driveway affording car standing, with side gate and pathway leading to the: -

DETACHED STORES

Of brick construction.

REAR GARDEN



A particular feature to note is the long, mature rear garden, being over 150-feet in depth, having lawns, flower borders, and incorporating garden shed.

ADDITIONAL INFORMATION

TENURE

We understand the property is held freehold, with vacant possession provided upon completion.

ANTI-MONEY LAUNDERING (AML) REGULATIONS

In accordance with AML Regulations, it is our duty to verify all Clients, at the start of any matter, before accepting instructions to market their property.

We cannot market a property before carrying out the relevant checks, and in the case of Probate, we must verify the identity of all Executors, if there are more than one.

In order to carry out the identity checks, we will need to request the following: -

- a) Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;
- b) Proof of Address – we will need to verify this information by having sight of a utility bill, bank statement, or similar. A mobile phone bill, or marketing mail will not be acceptable.

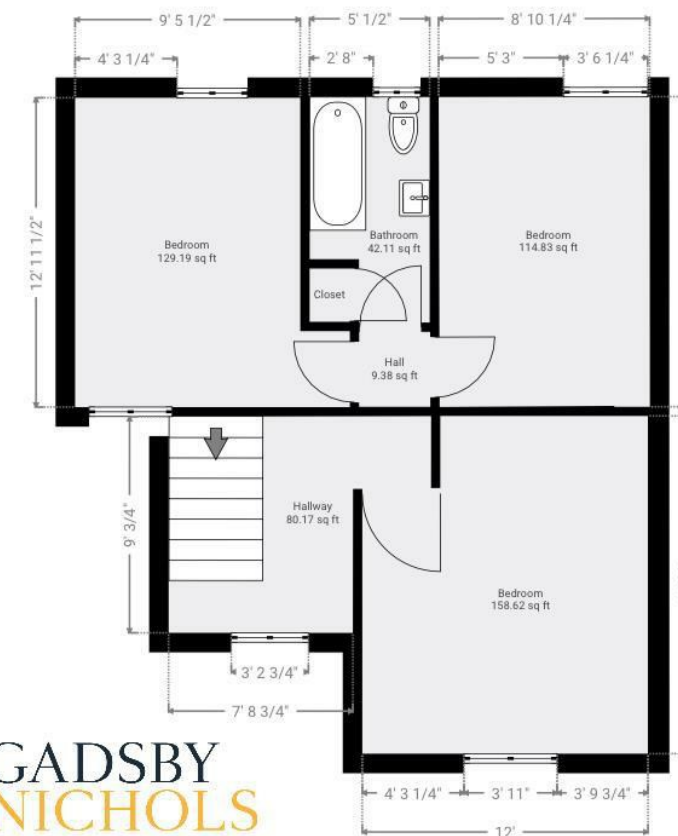
Please supply the above as a matter of urgency, so that we may commence marketing with immediate effect.

REF: R13437

▼ Ground Floor

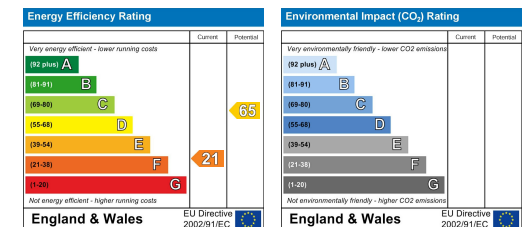


▼ 1st Floor



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It must be noted we try to ensure the accuracy of the floor plan, however this is a guide to the layout of the property only. You must treat this floorplan as a guide only to the property's layout and not an accurate built measured survey. If you require accurate measurements/ layout guides, you must commission this independently. Where an appliance/s are shown these are illustrative only and have not been tested or confirmed to be included in the sale of the property.



PROPERTY MISDESCRIPTIONS ACT 1991

Every care has been taken with the preparation of these sales particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. All dimensions, distances and floor areas are approximate, in accordance with laser readings taken at the time of inspection. Information on tenure or tenancies has been provided to us in good faith, by the vendor(s)/lessor(s) of the property. Prospective purchasers are strongly recommended to have this information verified by solicitors. All appliances, systems, equipment, fittings, and fixtures etc. have not been tested by the Agent, so we cannot vouch for their working order or condition. In all cases, purchasers are advised to appoint their own surveyors, trades people, and advisers etc. with regard to assessing the property. Whilst every attempt has been made to ensure the accuracy of the floor plans contained in the sales particulars, the floor plans are not to scale, and therefore, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is taken for any error, omission or mis-statement. These plans are for illustrative purposes, and should be used as such by any prospective

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