



Main Street, Kirk Ireton, DE6 3JP

Located in the heart of the village is this beautifully-presented home. With a large south-facing garden, off-road parking and detached garage and within a two minute walk of all the village amenities, this is a lovely home with spacious rooms throughout.

Young families will be attracted by the popular primary school and safe neighbourhood, whilst it will also suit anyone looking for a great value home set in a chocolate-box village, with beautiful countryside all around.

On the ground floor is a beautiful sitting room, leading through to a dining room/playroom, a garden room and the extended kitchen. On the first floor are two good-sized bedrooms (one with a study attached) and the modern bathroom with bath and separate double shower.

To the front is a neat lawned garden and driveway in front of the detached garage. The south-facing garden at the rear has two patio areas suitable for outdoor dining, a rectangular lawn, planted borders/vegetable patches and a stone-built shed.

Kirk Ireton is a pretty hill village in the Derbyshire Dales. The local primary school has an Outstanding Ofsted rating. The famous Barley Mow public house welcomes locals, walkers and cyclists for real ales and weekend meals and there is a beautiful Norman church, a village shop and village hall. The village field includes a football pitch, boules rink and tennis court, whilst a separate children's playing field offers a playground and more outdoor space.

Carsington Water is just one mile away and the High Peak Trail and the towns of Matlock, Wirksworth, Belper and the Peak District are all within easy reach.

*In the 1980s, this house was the centrepiece of a TV campaign by Kellogg's Cornflakes! The front lawns were laid by the cereal company as part of the look they wanted to create.

- Highly sought-after village location
- Well-tended south-facing garden
- Detached garage with lighting and power
- Driveway - off road parking
- Close to primary school, shop, pub, church and village hall
- Countryside walks and cycle rides in all directions
- Spacious rooms throughout
- Kitchen and separate dining room
- Garden Room
- Modern bathroom with bath and separate walk-in double shower

£360,000

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Front of the home

This attractive stone-built house has a neat lawn at the front, with a path leading to three steps up to the front door. There is a letterbox on the wall beside the door. To the right, a path and arched timber gate lead through to the rear garden. Beyond the path is a tarmac drive with off-road parking for one vehicle, in front of the detached garage, which has double timber doors.

The home itself has handsome timber-framed casement windows with stone lintel surrounds and a gabled roof.

Enter the home through a half-glazed timber front door with iron handle.

Entrance Porch

With a vinyl floor and high skirting boards (which are prevalent throughout the home), this area has space on the left for coat hooks and a ceiling light fitting above. A stripped pine door opens into the sitting room on the right and stairs immediately in front lead up to the first floor.

Sitting Room

14'7" x 14'4" (4.45 x 4.37)

The large portrait north-facing casement window provides views of the pretty street scene outside and floods the room with natural light. High ceilings and crisp white decor enhance this bright and airy feel. The focal point of the room is the open fireplace with a grate situated upon the tiled hearth, with a stone surround and decorative timber mantelpiece above. There is an alcove to the right of the fireplace - and a wide, open under-stairs space to the left all helps to provide flexibility in the room layout.

The room is carpeted and has two radiators, two ceiling light fittings and timber-framed sash windows with fitted blinds. A stripped pine door leads through to the versatile dining room/playroom.

Dining Room/Playroom

14'9" x 8'10" (4.52 x 2.7)

With a west-facing window and half-glazed double timber French doors into the Garden Room, this is another light room. A log burner with flue sits upon the tiled hearth, with a stone lintel above. The home has lots of storage and this room is a good example of that. The L-shaped corner bench has lift-up levered seats and this is the perfect location for a six-seater dining table. In the opposite corner is a large boiler cupboard with wide shelf above. There is also a tall recessed bookcase beside the entrance to the kitchen.

The room can easily be any combination of a dining room, play room or home office. It has vinyl flooring, two radiators, a ceiling light fitting and open entrance through to the kitchen.

Kitchen

22'9" x 6'6" (6.95 x 2)

The long extended kitchen has a tiled floor, lots of storage and three windows bringing light into the room from the south-facing rear garden. There are recessed ceiling spotlights and a ceiling light fitting, plus two radiators.

The long worktop on the left stretches almost the entire length of the room and has multiple cabinets above and beneath. These include an integrated under-counter refrigerator wine rack, bookshelf and drawers - and there is space for a freezer/additional refrigerator too. The worktop has tiled splashbacks and halfway along, there is space for an electric oven, with a fitted extractor fan above. Beside the sink is another space below the worktop, with plumbing for a washing machine or dishwasher.

Beneath a large south-facing window looking out to the rear garden is a 1.5 stainless steel sink and drainer with chrome mixer tap. We particularly love the white painted stone walls at this end of the room. Moving around to the right, there is a tall cupboard beside the door into the Garden Room.

Garden Room

11'11" x 7'4" (3.65 x 2.25)

From the kitchen, a part-glazed timber stable door leads into this useful garden room. There are several south- and west-facing windows and a fully-glazed uPVC door out to the rear garden. Above is a tall angled roof and the room has a tiled floor and wall light fitting. It's also a great place to enter the home, via the side entrance gate, so that you can kick off muddy boots and hang coats after a hearty local walk.



Stairs to first floor landing

The carpeted stairs lead up from the front door and have a handrail on the left. The upper hallway is also carpeted and has a ceiling light fitting, radiator and a useful bookcase shelf overhead. Doors lead into the two bedrooms and bathroom.

Bedroom One

14'5" x 10'11" (4.4 x 3.35)

This very spacious double bedroom has a great study area around to the side, with its own separate window. The large north-facing casement window provides lovely views of the street and, directly ahead, through to the hilly countryside beyond the village boundary. The room is carpeted and has an ornate small fireplace, radiator and ceiling light fitting. To the right of the fireplace is an alcove.

An open entrance leads into the carpeted study area and there are wall lights, shelving and a hanging rail in this convenient space.

Bedroom Two

11'7" x 8'11" (3.55 x 2.72)

We love this gorgeous room, located at the quiet rear of the property. The south-facing casement window offers lovely views over the rear garden. The room is carpeted and has a radiator, ceiling light fitting and room for a double bed and wardrobe/additional furniture.

Bathroom

11'8" x 5'11" (3.57 x 1.82)

This peaceful sanctuary at the rear of the home has a nice blend of traditional and modern touches. The bath has a chrome mixer tap and is located near the large south-facing window.

The substantial double walk-in shower has a tall reinforced glass screen and houses the mains-fed power shower. There is a floating ceramic sink with chrome mixer tap, with a wall-mounted mirrored cabinet above. To the left of this is a ceramic WC with integrated flush.

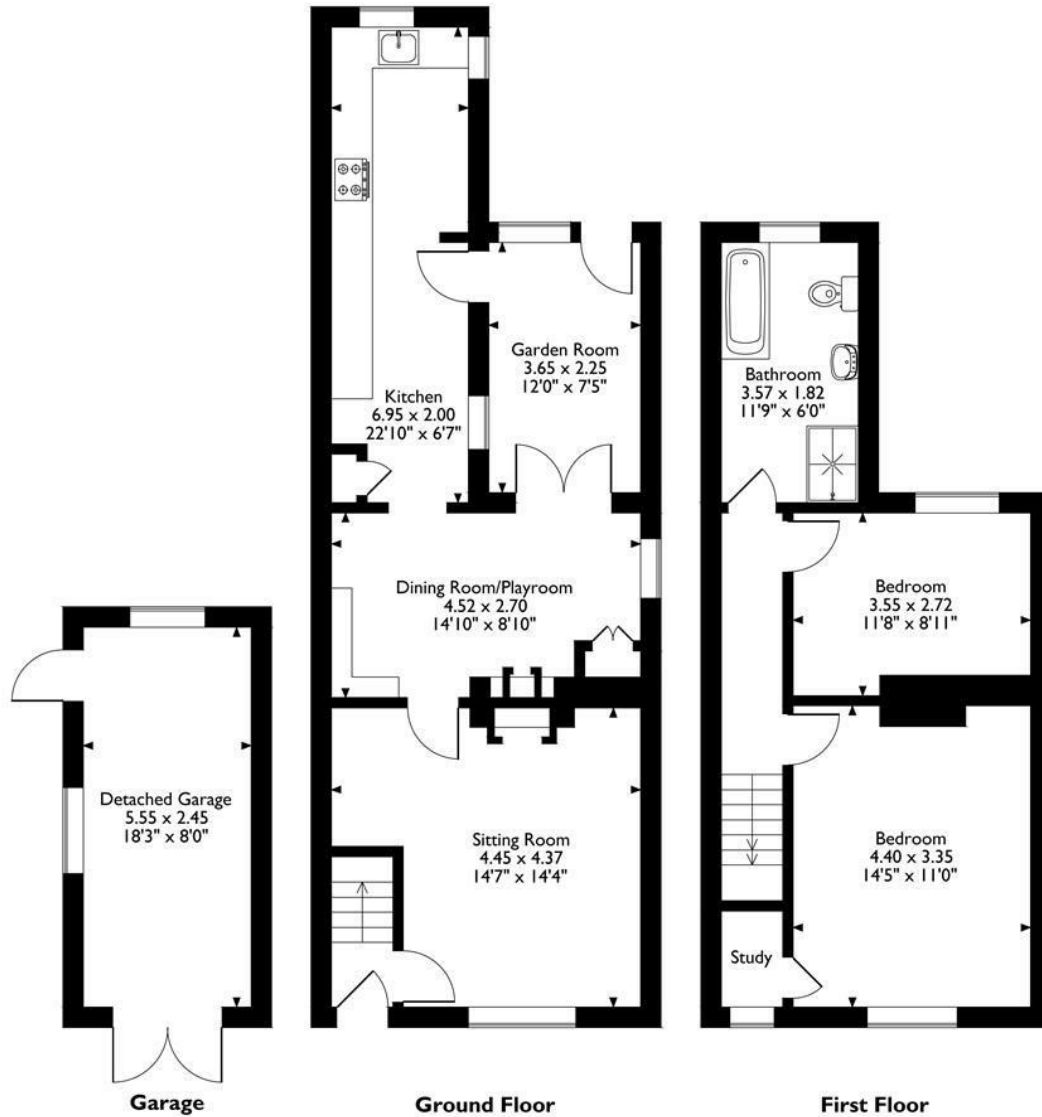
The bottom halves of the walls are tiled, with the top halves painted. The casement windows look out over the rear garden and the room also includes a chrome vertical heated towel rail, ceiling light fitting and contemporary black ceramic tiled floor.

Rear Garden

This is a long south-facing garden with several zones for relaxation, gardening and play. In front of the garden room and kitchen is a patio which is the perfect space for dining. This opens onto a rectangular lawn, with a dry stone wall forming the right hand boundary and a timber fence to the left. Head through a wooden arbor into the rear half of the garden. On the left are wide planted borders which would also make a perfect location for a vegetable patch. The lawn continues to the right of the path and, at the end, is a hard standing area which makes a perfect second dining patio. A solid stone outhouse/shed with gabled tile roof is located in the top-left corner.



1 Laurel Mount
 Approximate Gross Internal Area
 111 Sq M / 1196 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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