



Main Street, Kirk Ireton, DE6 3JP

Located in a quiet cul-de-sac in this highly sought-after village, this impressive family home has been extended and modernised. With off-road parking, a south-facing garden, new bathrooms, kitchen, windows and EV charger, it's packed with desirable features throughout.

To the front of the home are two allocated parking spaces and a patio area with space for a log store. On the ground floor, a large wraparound extension has created a new kitchen and light, airy dining room with bifold doors and two Velux windows. There is a welcoming sitting room with log burner and stylish new shower room. The former kitchen has been converted into a spacious utility room. To the first floor are two large double bedrooms, a roomy single bedroom and contemporary updated bathroom. On the second floor is a fourth bedroom with new Velux windows and far reaching south- and east-facing views.

The rear garden includes a new patio, summer house, elevated seating area and is a quiet, private sanctuary in the heart of the village.

Kirk Ireton is located on a hilltop within a mile of the water's edge at Carsington Water with it's water sports and other leisure activities. The village is a focal point for walkers and cyclists who enjoy the challenging hills all around. The Barley Mow acts as a magnet for visitors and residents alike and there is a popular primary school, church, village hall and a shop run by volunteers.

This is a great opportunity to buy a spacious and versatile family home in a very sought-after village and we are sure that this home will prove very popular indeed

- Extended and modernised family home
- New modern bathroom and shower room
- Log burner
- New patio to front and side
- Two allocated parking spaces
- South-facing garden with summer house
- Amtico and Karndean flooring
- New handmade quality kitchen
- New uPVC double-glazed windows and Velux windows
- EV charger

£425,000

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Front of the home

Immediately in front of the home are two allocated parking spaces. A dividing wall provides space beside for a log store or similar storage unit - and there is a tall timber gate on the left leading through to the rear garden. Usefully, there is also an outside tap and EV charging point. Beneath the substantial wooden porch is a composite, part-glazed front door with chrome handle, letterbox and knocker.

Entrance Hallway

The wide and welcoming entrance hallway has quality Amtico flooring and a beamed ceiling. Throughout the home are modern Fischer electric radiators which are very efficient and fit with the style of the home. The hallway includes a ceiling light fitting and deep cloakroom on the right, with a storage cupboard, coat hooks and ceiling light fitting.

Matching part-glazed oak doors lead into the kitchen and sitting room, whilst an oak door opens into the new addition of the modern shower room on the right. Stairs from the hallway lead up to floors one and two.

Sitting Room

14'11" x 11'5" (4.55m x 3.48m)

The Amtico flooring flows seamlessly through from the entrance hallway into this extended yet cosy room. Natural light pours in from the triple bifold doors at the far end, which open onto the south-facing rear garden. A new log burner stands upon a stone hearth in the jaunty-angled fireplace on the right. There is a useful storage space behind the fireplace too. The room has several wall lights, a beamed ceiling with light fitting and - like all rooms in the home - skirting boards. There is plenty of room for seating and flexible room layouts.

Dining Room

19'2" x 6'8" (5.85 x 2.05)

Located in the extended portion of this home, the high angled ceiling has three Velux windows and those aforementioned triple bifold doors. As a result, this is a wonderful, uplifting and light area of the home. It is a versatile space, with plenty of room for a 6 seater dining table, furniture and seating. There is enough space to have a snug area, home office or playroom in sight of the kitchen and sitting room. The Amtico flooring flows round from the sitting room and this area also has wall lights and a high ceiling light fitting. A south-facing window brings additional natural light into this space.

Kitchen

13'1" x 8'4" (4 x 2.55)

This wonderful kitchen has a new east-facing window and high quality handmade kitchen cabinets and worktops. Entering from the dining area, to the right is a substantial oak worktop with an integrated ceramic double Belfast sink with chrome mixer tap. Above are trendy tiled splashbacks all the way along and below there are a range of low level cupboards, including an integrated Siemens dishwasher.

To the left is another full-length oak worktop with tiled splashbacks and lots of cupboard and drawer space beneath. The substantial electric stove is available by separate negotiation. The kitchen has a beamed ceiling with light fitting and a part-glazed oak door into the utility room. Another door opens back through to the entrance hallway - this ground floor has a lovely flow all the way around.

Utility Room

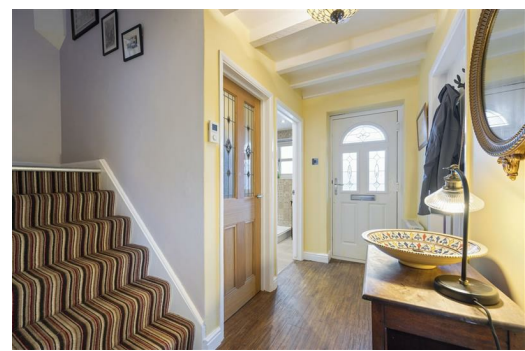
9'0" x 7'0" (2.75 x 2.15)

This spacious utility room/pantry was the original kitchen - which explains why it is so large and roomy. With a tiled floor and north-facing window, the room has an oak worktop with huge ceramic Belfast sink and chrome mixer tap. To the left, there is space and plumbing for a washing machine and tumble dryer. Over to the right is floor-to-ceiling larder shelving and space beside for a fridge-freezer. This room has a beamed ceiling with light fitting and wall-mounted corner cupboard.

Shower Room

7'0" x 6'8" (2.15 x 2.05)

The ground floor previously contained two large storage cupboards to the right of the entrance hall. The current owners have retained one of those, but converted the larger cupboard into this very stylish shower room. It's a great addition to the home. There is a tiled floor, whilst the wall tiles are a mix of subway brick style tiles and patterned modern tiles. On the right is a huge double walk-in shower with tall reinforced glass screen. The mains-fed shower has a monsoon shower head and separate hand-held attachment. There is also a wall-mounted ceramic sink and ceramic WC with integrated flush. The room also includes a tall chrome vertical heated towel rail, frosted double-glazed window and ceiling spotlights.



Stairs to first floor landing

The stairs have a contemporary stripey runner-style carpet with an oak balustrade with decorative spindles on the left. A 180-degree turn leads up to the first floor landing, where there is a ceiling light fitting, Karndean flooring and an electric radiator. Matching oak doors with distinctive sturdy chrome handles lead into the three bedrooms and family bathroom on this floor. The Karndean flooring also flows seamlessly into all three bedrooms. Stairs on the left continue up to Bedroom Four on the second floor.

Bedroom One

11'9" x 11'5" (3.6 x 3.5)

The very spacious double bedroom has a new wide fitted double wardrobe with lots of shelving to the left. Two large south-facing Velux windows bring lots of natural light in. The room has a radiator, ceiling light fitting and plenty of room for a double bed and additional furniture.

Bedroom Two

11'11" x 8'6" (3.65 x 2.6)

With tremendous far-reaching east-facing views over village rooftops to the Ecclesbourne Valley, this double bedroom has Karndean flooring and a modern slate grey vertical radiator. There is also a ceiling light fitting and plenty of space for a double bed, desk and additional furniture.

Bedroom Three

11'5" x 8'2" (3.5 x 2.5)

This L-shaped room has newly-created fitted wardrobes along the far wall, creating space for a bed and furniture in the room. There are pretty village views through the wide north-facing window and this bedroom also has Karndean flooring.

Bathroom

7'10" x 5'8" (2.4 x 1.75)

We adore this modern, elegant bathroom. The huge, deep modern standalone rolltop bath has claw feet and a floor-mounted chrome mixer tap with separate hand-held shower attachment. The stylish vanity unit has a drawer and open storage space beneath the large rectangular sink with chrome mixer tap. There is a ceramic WC with integral flush, frosted double-glazed window and ceiling light fitting. The contemporary patterned floor tiles contrast nicely with the subway brick style wall tiles.

Bedroom Four

20'6" x 10'9" plus eaves (6.25 x 3.3 plus eaves)

We love this room too! Carpeted stairs lead up from the first floor, with storage space and a part-glazed door at the 180-degree turn on the stairs. There is also a wall light on the stairs.

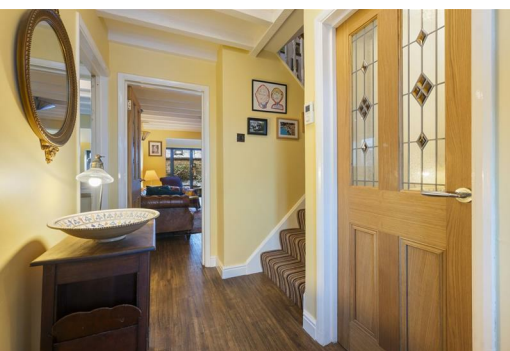
Ascend into this lovely bright room, with two brand new south-facing Velux windows. In this carpeted room, there is lots of space for a king size bed, chaise longue and additional furniture. Additionally there is lots of eaves storage on both sides of the room and a tall storage cupboard on the right, which houses the water tank. The room has ceiling spotlights and a radiator. From the Velux windows you have wonderful elevated views of rooftops and the rolling countryside beyond the village boundary.

Rear Garden

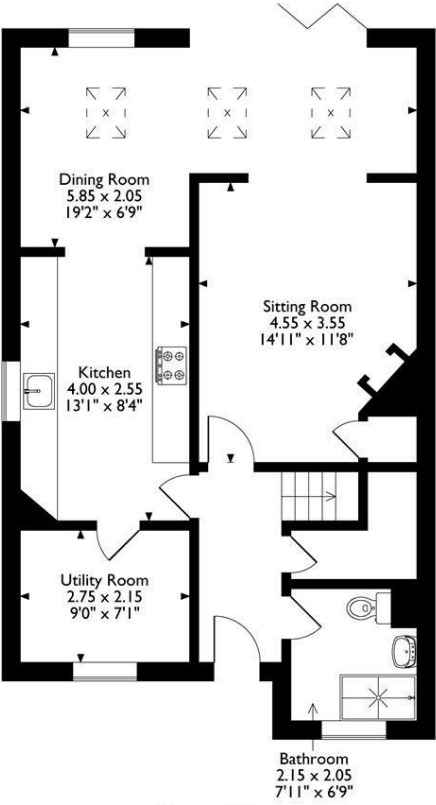
This delightful south-facing garden has a summer house and space to sit, relax and dine with friends and family. Accessed via the side gate or through the bifold doors from the dining area, it's a peaceful sanctuary.

Entering via the gate from the front, the newly laid patio paving has a covered porch above - ideal as a bicycle or log store. There is also an EV charging point here. At the rear, the new patio area is bordered by a low wall with step up onto the easy-maintenance slate garden area, with planted borders. To the left is a seating/dining area with the summer house beyond. Stone walls form the boundary on all three sides with tall beech trees creating additional natural privacy on the right.

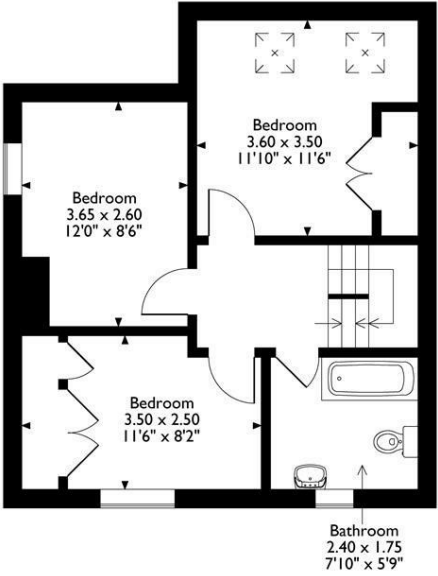
N.B. New EPC Pending



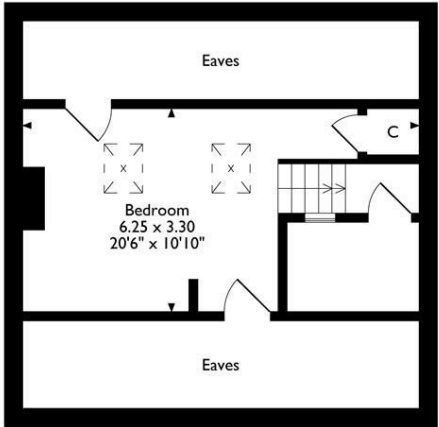
3 Ireton Close
Approximate Gross Internal Area
133 Sq M / 1432 Sq Ft



Ground Floor



First Floor



Second Floor

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		
(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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