



3 Bed House - Detached

Alport View Broadway, Kirk Ireton, Ashbourne DE6 3LJ

Offers Around £675,000 Freehold



3



2



1



D

Fletcher
& Company

www.fletcherandcompany.co.uk

- Stylish Detached Property of High Specification
- Countryside Views
- Located in the Heart of Kirk Ireton Village
- Lounge with Log Burner
- Superbly Appointed Kitchen & Garden/Dining Room
- Three Double Bedrooms & Luxury Shower Room
- Private Generous Sized Gardens & Summer House
- Large Driveway & Double Garage with Electric Door
- Potential Loft Conversion (Subject to Planning Permission)
- Beautifully Presented Throughout

A highly appealing extended detached home with private garden and double garage located in the very sought-after village of Kirk Ireton.

The Location

Kirk Ireton is a popular and highly convenient village location having a pub, church, village inn and noted Church of England primary school. Located nearby are the market towns of Ashbourne and Wirksworth, which in turn provide a broader range of local amenities. Also located nearby is Carsington Water noted for its leisure facilities and water sports. Derby is located some ten miles to the south and fast access to the A38, A52 or A50.

Accommodation

Ground Floor

Porch

5'10" x 3'7" (1.80 x 1.11)

With entrance door, tile flooring, built-in storage cupboard with shelving and internal, double opening, glazed doors opening into hallway.



Hall

14'0" x 8'3" (4.27 x 2.52)

With matching tile flooring, feature wallpaper wall, spotlights to ceiling, radiator, staircase leading to first floor with attractive balustrade and useful understairs storage cupboard.



Cloakroom

6'4" x 2'11" (1.95 x 0.89)

With low level WC, fitted wash basin with chrome fittings, tile splashbacks, tile flooring, chrome towel/radiator, spotlights to ceiling, fitted mirror, extractor fan and internal door with chrome fittings.

Lounge

19'9" x 11'2" (6.04 x 3.42)

With feature fireplace with log burning stove and raised hearth, herringbone style flooring, feature wallpaper wall, coving to ceiling, spotlights to ceiling, open archway leading into garden room, double glazed window with fitted blind, countryside views to front and internal glazed door with chrome fittings.



Garden Room/Dining Room

17'1" x 12'10" (5.23 x 3.93)

With tile flooring with underfloor heating, feature vaulted ceilings incorporating two double glazed Velux style windows, feature double glazed bi-folding doors opening onto private garden, open square archway leading into kitchen and open square archway leading into lounge.



Superb Kitchen

20'7" x 8'7" (6.29 x 2.63)

With inset stainless steel sink unit with mixer tap, wall and base fitted units with quality worktops, built-in Neff induction hob with concealed Neff extractor hood over, built-in wine cooler, built-in Neff electric fan assistant oven, built-in Neff combination microwave oven with warming plate draw underneath, integrated large Neff fridge, integrated Neff washing machine, integrated Neff dishwasher, matching tile flooring, underfloor heating, additional display wall cupboard with shelving complimenting the kitchen, two wall mounted display shelving, spotlights to ceiling, open square archway leading to garden/dining room, double glazed window with fitted blind and double glazed doors opening onto private garden.



First Floor Landing

10'1" x 2'11" (3.09 x 0.91)

With access through space (offers potential for a loft conversion subject to planning permission)

Double Bedroom One

19'10" x 7'10" (6.05 x 2.41)

With wardrobes with sliding doors included in the sale, two radiators, countryside views, double glazed window with fitted blind to front, feature wallpaper wall, double glazed window to rear with fitted blind (potential for en-suite if desired) and internal door with chrome fittings.



Double Bedroom Two

12'5" x 9'10" (3.79 x 3.01)

With built-in double wardrobe, radiator, double glazed window with fitted blind with aspect to front, countryside views and internal door with chrome fittings.



Double Bedroom Three

11'1" x 9'8" (3.38 x 2.97)

With feature wallpaper wall, spotlights to ceiling, radiator, double glazed window to rear, countryside views and internal door with chrome fittings.



Luxury Family Shower Room

7'4" x 6'3" (2.24 x 1.93)

With walk-in shower with chrome fittings including shower, fitted wash basin with chrome fittings, low level WC, tile splashbacks, tile flooring with underfloor heating, heated chrome towel/radiator, spotlights to ceiling, extractor fan, double glazed obscure window with fitted blind and internal door with chrome fittings.



Front Garden

The property is set back behind a neatly kept, lawned, fore-garden with natural stone retaining wall and feature specimen tree.

Rear Garden

The property benefits from a generous sized, private, rear garden enjoying shaped lawns a varied selection of shrubs, plants and trees, circular patio providing pleasant sitting out and entertaining space, storage timber sheds and side access. At the bottom of the garden is a secluded patio providing a pleasant sitting out and entertaining space complimented by a summer house and vegetable plot area. Log store.



Summer House

10'8" x 9'1" (3.27 x 2.78)

With power and double opening doors.



Large Driveway

A double width tarmac driveway provides car standing spaces for approximately four/five vehicles.



Double Garage

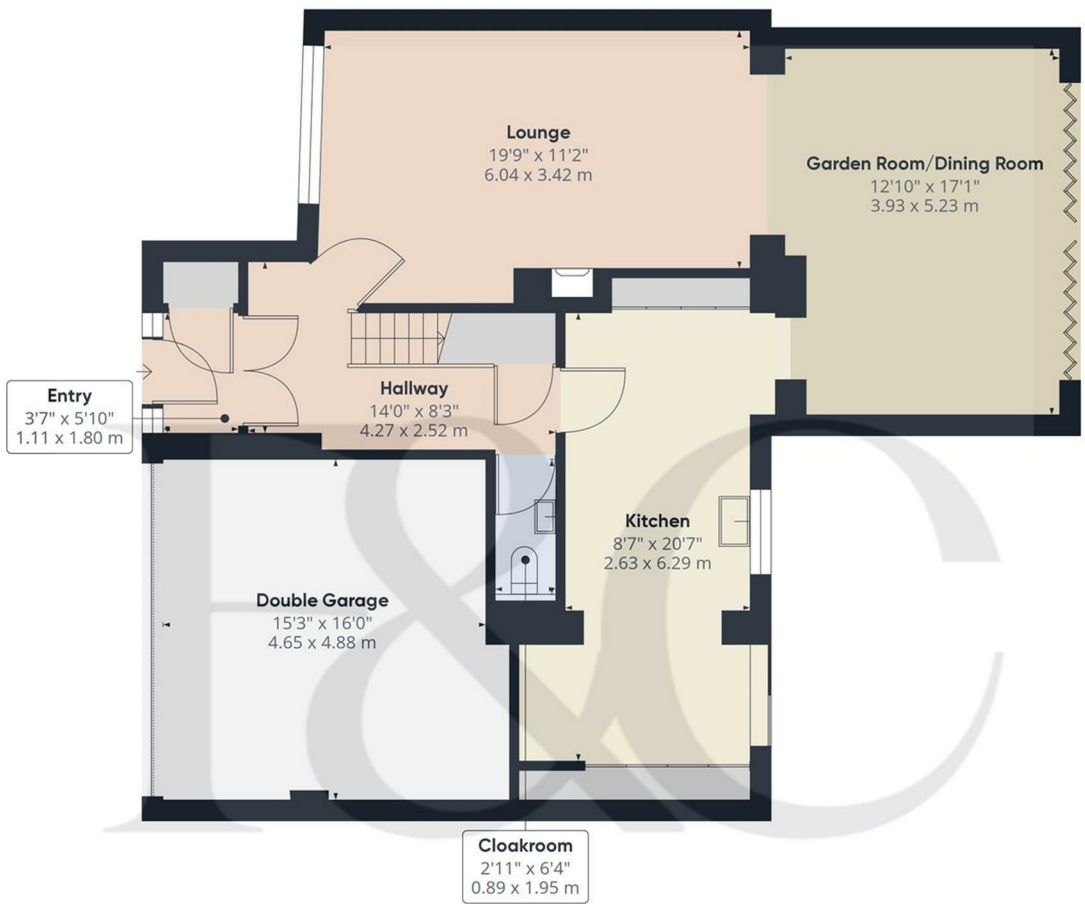
16'0" x 15'3" (4.88 x 4.65)

With concrete floor, power, lighting, boiler, high pressure hot water cylinder and electric door.

Council Tax - F

Derbyshire Dales





Floor 0 Building 1

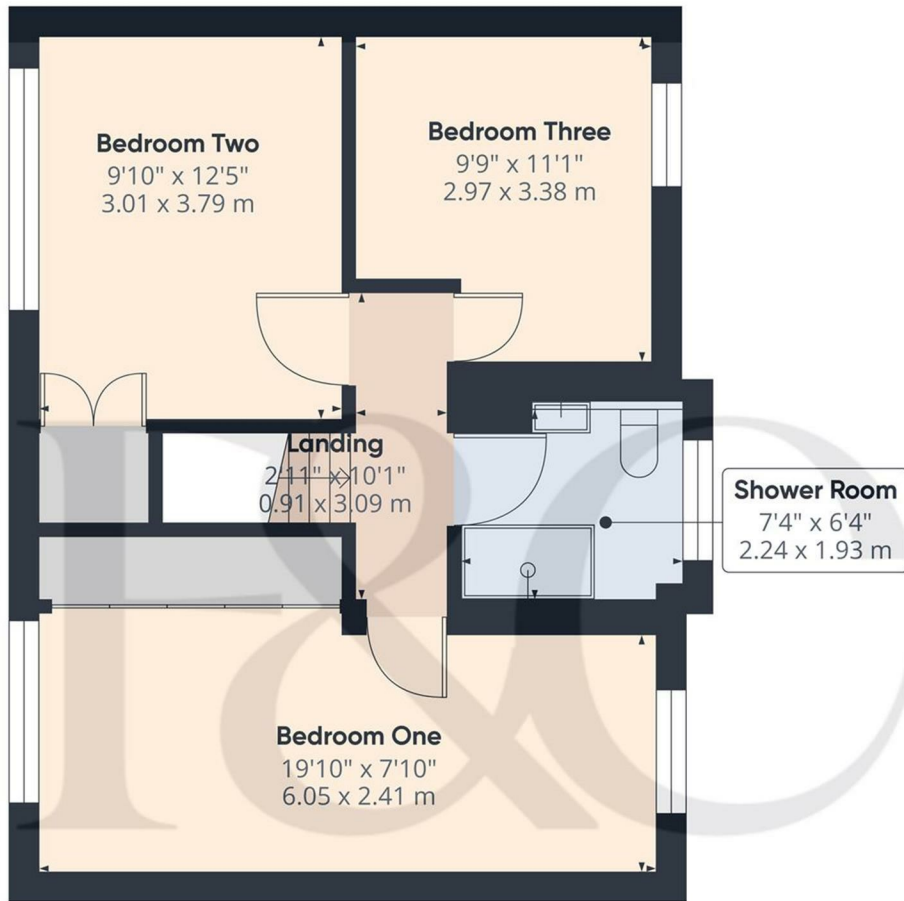
Approximate total area⁽¹⁾
1091.46 ft²
101.4 m²

(1) Excluding balconies and terraces

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 are based on RICS IPMS 3C standard.

GIRAFFE360

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



Floor 1 Building 1

Approximate total area⁽¹⁾
500.09 ft²
46.46 m²

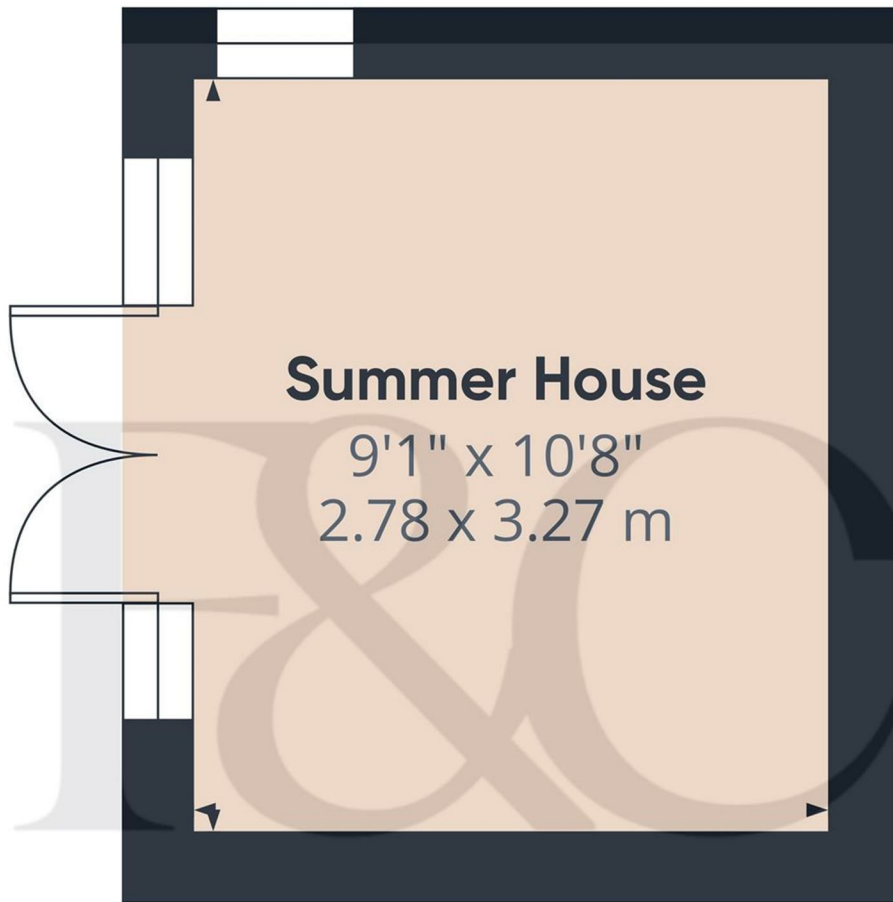
(1) Excluding balconies and terraces

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 are based on RICS IPMS 3C standard.

GIRAFFE360

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



Summer House

9'1" x 10'8"
2.78 x 3.27 m

Floor 0 Building 2

Approximate total area⁽¹⁾
99.24 ft²
9.22 m²

(1) Excluding balconies and terraces

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 are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating

| | Current | Potential |
|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| | 63 | 78 |
| England & Wales | EU Directive 2002/91/EC | |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|--|-------------------------|-----------|
| <i>Very environmentally friendly - lower CO2 emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO2 emissions</i> | | |
| | | |
| England & Wales | EU Directive 2002/91/EC | |

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.