



3 Bed Bungalow - Detached

Glenworth House Broadway, Kirk Ireton, Ashbourne DE6 3LJ

Offers Over £600,000 Freehold



**Fletcher
& Company**

www.fletcherandcompany.co.uk

- High Quality Spacious Detached Bungalow
- Spacious Lounge with Log Burner
- Dining Area with French Doors Opening onto Private Garden
- Stunning Living Kitchen/Dining Room with Built-in Appliances
- Utility Room & Walk-In Storage Cupboard
- Three Double Bedrooms & Two Bathrooms
- Private Sunny Garden Plot
- Large Tarmac Driveway – Four/Five Vehicles
- Double Garage with Electric Door
- Beautifully Presented Throughout – Viewing Essential

Nestled in the charming village of Kirk Ireton, Ashbourne, this spacious home offers a perfect blend of comfort and elegance.

With its high-quality finish and thoughtful design, this single-storey property is ideal for those seeking a peaceful retreat.

The property boasts two reception rooms, providing ample space for relaxation and entertaining. The heart of the home is the inviting living kitchen/dining room, where family and friends can gather to enjoy meals and create lasting memories. With three well-proportioned bedrooms, there is plenty of room for family or guests, while the two modern bathrooms ensure convenience and privacy.

Outside, the property features a private garden, perfect for enjoying the fresh air or hosting summer barbecues.

The extensive driveway offers parking for up to five vehicles, complemented by a double garage with electric door, making it an excellent choice for families or those with multiple vehicles.

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

Entrance Porch

9'3" x 4'1" (2.82 x 1.26)

With double glazed entrance door, side double glazed window, half panelling to walls and wood effect flooring.

Hallway

30'5" x 7'6" (9.29 x 2.29)

With wood effect flooring, coving to ceiling, two radiators and access to roof space.

Walk-In Storage Cupboard

6'1" x 3'6" (1.86 x 1.09)

With matching wood effect flooring, double glazed window and internal door with chrome fittings.

Lounge

21'9" x 13'8" (6.64 x 4.19)

With multi-burner stove with stone hearth and oak lintel, coving to ceiling, two radiators, double glazed window, internal door with chrome fittings and open square archway leading to dining room.



Dining Room

15'11" x 8'11" (4.86 x 2.72)

With radiator, coving to ceiling, double glazed bow window with deep window sill to side, open square archway leading into lounge and double glazed French doors opening onto sun patio and private rear garden.



Living Kitchen/Dining Room



Dining Area

12'0" x 9'1" (3.66 x 2.79)

With matching wood effect flooring, radiator, coving to ceiling, double glazed window and internal glazed door.



Kitchen Area

12'2" x 9'1" (3.72 x 2.78)

With one and a half stainless steel sink unit with mixer tap, wall and base fitted units with attractive matching worktops, built-in four ring electric hob with stainless steel extractor hood over, built-in microwave, built-in double electric fan assisted oven, integrated fridge/freezer, spotlights to ceiling, wood effect flooring, open square archway leading to dining area, double glazed window and internal glazed door.



Utility Room

8'3" x 6'4" (2.54 x 1.94)

With single stainless steel sink unit with mixer tap, wall and base cupboards with matching worktops, tile splashbacks, plumbing for automatic washing machine, vent for tumble dryer, tile flooring, radiator, double glazed window and double glazed door giving access to garden.



Double Bedroom One

13'11" x 11'9" (4.25 x 3.60)

With featured wallpaper wall, radiator, double glazed window and internal door with chrome fittings.



Walk-In Wardrobe

7'8" x 5'4" (2.35 x 1.64)

With wood effect flooring, shelving, clothes rails, radiator, spotlights to ceiling and internal door with chrome fittings.

En-Suite

7'9" x 4'9" (2.38 x 1.46)

With walk-in shower with chrome fittings including shower, fitted wash basin with chrome fittings with fitted cupboard underneath, low level WC, tile splashbacks, tile flooring, heated towel rail/radiator, extractor fan, double glazed window and internal door with chrome fittings.



Double Bedroom Two

13'11" x 10'0" (4.25 x 3.06)

With radiator, double glazed window with aspect to front, double glazed window with aspect to side and internal door with chrome fittings.



Double Bedroom Three

13'9" x 7'10" (4.21 x 2.40)

With radiator, double glazed window and internal door with chrome fittings.



Bathroom

10'7" x 7'11" (3.23 x 2.42)

With bath with chrome fittings including mixer tap/hand shower attachment, fitted wash basin with chrome fittings with fitted base cupboard underneath, low level WC, double shower cubicle with chrome fittings including high quality electric chrome shower, tile splashbacks, tile flooring, shaver point, wall mounted mirror bathroom cabinet, radiator, extractor fan, airing cupboard with heater and internal door with chrome fittings.



Front Garden

The property is set nicely back, laid to lawn, complemented by a varied selection of trees (small conifers) and has a pleasant open aspect across the attractive country lane.



Side Garden

To the side of the property is a lawned garden with paved pathway.



Rear Garden

To the rear of the property is a private, sunny, enclosed, rear garden laid to lawn with sun patio, flower beds and fencing with concrete posts and raised decking area providing a pleasant sitting out entertaining space. Log store. The rear garden offers a high degree of privacy and is not overlooked.



Driveway

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

Double Garage

19'10" x 16'1" (6.06 x 4.91)

With concrete floor, power, lighting, boiler, double stainless steel sink unit with hot and cold tap, fitted base cupboard, side personnel door, access to a boarded roof space via a loft ladder and electric front door.

Council Tax - G
Derbyshire Dales



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.

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		72
(39-54) E	44	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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	